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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
6 TH DAY JANUARY, 1998

DOCUMENTS DEPT.

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 6th day of January, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Mark Dunlop
Leroy King
Neli Palma
Manuel A. Rosales
Darshan Singh
Benny Y. Yee

and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Palmer Sessel; Marvin Lambert; Wade Woods; Jan Bolaffi; Reginaldo Woods, Fresh Start; M.J. Staymates; Reverend Arnold Townsend; Mary Helen Rogers; Paula Collins; David Leedy, Amelia Homeowners Association; Derf Butler; Dwight Kinnard; Michael Vanderhorst; Joseph Skiffer, Bushmoor Associates; James A. Curry, Michael Kaplan and Louis Preston, SFRA; Antoinetta Stadlman, Jeff Roth and W.L. Warner, South of Market Project Area Committee; Pleasant Carson; Ena Aguirre; Michael Smith; Thomas Campbell Reed; Reagan Howe and Jay Parashis, San Francisco Police Department.

UNFINISHED BUSINESS

(a) ELECTION OF VICE PRESIDENT

MOTION: IT WAS MOVED BY MS. PALMA THAT MR. DUNLOP BE ELECTED VICE PRESIDENT AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Ms. Palma
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Rosales
Mr. Singh
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

MOTION: IT WAS MOVED BY MR. ROSALES THAT MR. YEE BE ELECTED VICE PRESIDENT AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Rosales
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Dunlop
Ms. Sweet
Ms. Palma

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

At this time, 4:20 p.m., Mr. Yee left the meeting.

- (b) Consideration of a request from Bushmoor Associates to suspend or delay the termination of the Land Disposition Agreement for Parcels 677C (1) and (2) and to hold a public hearing on the matter; Western Addition A-2. (Continued from the meeting of December 16, 1997)

Speakers: Palmer Sessel; Marvin Lambert; Wade Woods; Jan Bolaffi; Reginaldo Woods, Fresh Start; M.J. Staymates; Reverend Arnold Townsend; Mary Helen Rogers; Paula Collins; David Leedy (also spoke on behalf of Stacey Woods), Amelia Homeowners Association; Derf Butler; Dwight Kinnard; Michael Vanderhorst; and Joseph Skiffer, Bushmoor Associates.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT THE TERMINATION DATE OF THE LAND DISPOSITION AGREEMENT FOR PARCELS 677C (1) AND (2) BE EXTENDED TO JANUARY 27, 1998, AT WHICH TIME STAFF WILL REPORT ON THE NEW AGREEMENT FOR NEGOTIATION WITH BUSHMOOR ASSOCIATES.

RECESS

The meeting recessed at 5:40 p.m. and reconvened at 5:50 p.m.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 1-98 authorizing a Pre-Tax Payroll Deduction Plan for PERS Service Credit Purchases.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), RESOLUTION NO. 1-98, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 2-98 commending and expressing appreciation to James A. Curry for his services upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco.
- (c) Resolution No. 3-98 commending and expressing appreciation to Michael Kaplan for his services upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco.
- (d) Resolution No. 4-98 commending and expressing appreciation to Louis Preston for his services upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco.

Speakers – Items (b), (c) & (d): James A. Curry, Michael Kaplan; Louis Preston; Reverend Arnold Townsend; Michael Vanderhorst; and Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 2-98, BE ADOPTED

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 3-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 4-98, BE ADOPTED.

At this time, President Sweet indicated item (f) would be considered.

- (f) Resolution No. 5-98 authorizing expenditures in an aggregate amount not to exceed \$140,000 for the operational support of the South of Market Project Area Committee; South of Market.

Speakers: Antoinetta Stadlman, Jeff Roth and W.L. Warner, South of Market Project Area Committee.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 5-98 BE ADOPTED.

- (e) Workshop on the Five-Year Financial Forecast and the 1998-99 Budget for the Agency.

Speaker: Derf Butler.

At this time, 7:25 p.m., Ms. Palma left the meeting.

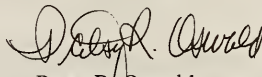
PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Derf Butler spoke regarding the Fillmore Center in the Western Addition A-2 and the Agency's 1998-99 budget.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Dunlop, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:45 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

February 17, 1998

FEB 23 1998

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
13TH DAY OF JANUARY, 1998

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 13th day of January, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Mark Dunlop
Leroy King
Manuel A. Rosales
Darshan Singh

and the following were absent:

Benny Y. Yee, Vice President
Neli Palma (Arrived 5:30 p.m.)

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Mark Johnson, San Francisco State University; Michael Copeland Sydnor, San Francisco African American Historical and Cultural Society; Redmond F. Kernan, RFK Associates; Mary Helen Rogers, Board of Directors, Westside Community Mental Health Center and NAACP; Michael Willis, Rod Henmi and Chuck Leoni, Michael Willis Associates; Kayne Doumani, Mayor's Office of Housing; Bea Stephens, Westside Community Mental Health Center; Derf Butler; Al Borvice, Housing Development and Neighborhood Preservation Corporation; Ena Aguirre; Mary Jefferson Smith; Dwayne Jones, Young Community Developers; Reagan Howe and Jay Parashis, San Francisco Police Department.

Representing the press were: Gerald Adams, San Francisco Examiner; and Mark Rutherford, Western Edition.

UNFINISHED BUSINESS

- (a) Resolution No. 229-97 authorizing the issuance of a Request for Proposals in connection with the purchase and development of Agency Disposition Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center. (Continued from the meetings of November 18 and 25, 1997)

Speakers: Mark Johnson, San Francisco State University; Michael Copeland Sydnor, San Francisco African American Historical and Cultural Society; and Redmond F. Kernan, RFK Associates.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 229-97 BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 6-98 approving the Basic Concept Design for the Fillmore Streetscape and Urban Design Improvements along Fillmore Street for the blocks between Post Street and Golden Gate Avenue; Western Addition A-2.

Speakers: Mary Helen Rogers; and Michael Willis, Michael Willis Associates.

Ms. Sweet left the meeting at 4:35 p.m., during the speaker presentations and turned the Chair over to Mr. Dunlop.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 6-98 BE ADOPTED.

At this time, 4:40 p.m., Ms. Sweet returned to the meeting and resumed the Chair.

- (b) Resolution No. 7-98 authorizing the approval of an Assignment and Assumption of Regulatory and Grant Agreement from Innovative Housing for Community to Westside Community Mental Health Center in conjunction with 1912-14 McAllister Street as part of the Citywide Tax Increment Housing Program.
- (c) Resolution No. 8-98 authorizing an Amended and Restated Regulatory and Grant Agreement with Westside Community Mental Health Center in an amount not to exceed \$391,719, reflecting an increase in the grant amount of \$31,719, related to supportive housing at 1912-14 McAllister Street as part of the Citywide Tax Increment Housing Program.

Speakers – Items (b) and (c): Kayne Doumani, Mayor's Office of Housing; Bea Stephens, Westside Community Mental Health Center; and Mary Helen Rogers, Board of Directors, Westside Community Mental Health Center, and NAACP.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 7-98, BE ADOPTED

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 8-98, BE ADOPTED.

- (d) Resolution No. 9-98 authorizing a Predevelopment Grant Agreement with Indochinese Housing Development Corporation in an amount not to exceed \$75,000 in conjunction with the Windsor Hotel at 238 Eddy Street as part of the Citywide Tax Increment Housing Program.

Speaker: Kayne Doumani, Mayor's Office of Housing.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 9-98 BE ADOPTED.

- (e) Workshop on Housing Opportunities for Persons with AIDS (HOPWA) Program.

Speaker: Mary Helen Rogers.

At this time, 5:30 p.m., Ms. Palma arrived at the meeting.

- (f) Workshop on the Five-Year Financial Forecast and the 1998-99 Budget for the Agency.

Speaker: Derf Butler.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Al Borvice, Housing Development Neighborhood and Preservation Corporation, requested funding in connection with the property located at 587 Natoma Street in the South of Market.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT THIS ITEM BE ADDED TO THE JANUARY 27, 1998 AGENDA.

- (b) Derf Butler requested a meeting be held in the community to discuss the Agency's budget and spoke regarding the Fillmore Center in the Western Addition A-2.

- (c) Mary Helen Rogers spoke regarding the sale of the property located at 1652 Eddy Street in the Western Addition.

CLOSED SESSION

There is a Closed Session item which arose subsequent to posting of the agenda on January 2, 1998. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a vote of at least five commissioners is required to add this item.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT, THIS ITEM BE ADDED TO THE AGENDA, AND IT IS DETERMINED THAT THERE IS A NEED TO TAKE IMMEDIATE ACTION AND THE NEED FOR ACTION ON THIS ITEM AROSE AFTER POSTING OF THE AGENDA ON JANUARY 2, 1998.

This item is pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property location is Parcels 677-C(1) and (2) in the Western Addition A-2 and the entity the Agency may negotiate with is Bushmoor Associates.

RECESS

It was moved by Mr. Rosales, seconded by Mr. Dunlop, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:35 p.m.

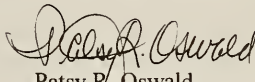
RECONVENED

At this time, 7:05 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:07 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

February 17, 1998

DOCUMENT

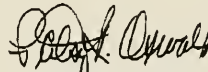
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NOTICE OF ORDER CONTINUING A JOINT PUBLIC
HEARING AND
CONCURRENTLY CONTINUING A SPECIAL MEETING
OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY
OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN that the December 11, 1997 Joint Public Hearing of the Planning Commission of the City and County of San Francisco and the Redevelopment Agency of the City and County of San Francisco, as well as the Redevelopment Agency's concurrent Special Meeting, have been continued to, and will reconvene on, January 15, 1998, at 1:30 p.m. to receive public comments on the Draft Environmental Impact Statement/
Environmental Impact Report (EIR/EIS) for the Hunters Point Shipyard Redevelopment Plan.


Patsy R. Oswald
Agency Secretary

Date: December 12, 1997

SAN FRANCISCO REDEVELOPMENT AGENCY

January 15, 1998

The Minutes of this meeting are not available.

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM
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AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON
JANUARY 20, 1998

THE NEXT REGULAR MEETING WILL BE HELD ON
JANUARY 27, 1998

PLEASE NOTE THAT MAILING OF THE TENTATIVE AGENDA HAS BEEN
DISCONTINUED. YOU WILL RECEIVE FINAL AGENDAS IN THE
FUTURE INSTEAD OF THE TENTATIVE AGENDA.

Prepared and mailed January 14, 1998

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COMMISSIONERS OF THE REDEVELOPMENT AGENCY
OF THE CITY AND COUNTY OF SAN FRANCISCO

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
749-2400

LYNETTE SWEET, PRESIDENT

BENNY Y. YEE, VICE PRESIDENT

MARK DUNLOP

LEROY KING

NELI PALMA

MANUEL A. ROSALES

DARSHAN SINGH

JAMES B. MORALES, EXECUTIVE DIRECTOR

JANUARY 1998

5
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
27TH DAY OF JANUARY, 1998

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7/98 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 27th day of January, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Leroy King
Neli Palma
Manuel A. Rosales
Darshan Singh

and the following were absent:

Benny Y. Yee, Vice President
Mark Dunlop (Arrived 5:45 p.m.)

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Also present were: Joseph Skiffer, Bushmoor Associates; Palma D. Sessel, WANA; Felix M. Warburg, Bush Street Synagogue Cultural Center; Gary Kitahata, Japanese Cultural and Community Center of Northern California; Scott Madison, Hunters Point Shipyard Citizens Advisory Committee; Ena Aguirre; Juanita Williams and M.J. Buffington, SFRA/Local 790; Mary Helen Roger; Derf Butler; Anita Hill, Yerba Buena Alliance; David Bahlman, San Francisco Heritage; John Elberling, Yerba Buena Consortium; Mrs. Bland Platt; Stephen Taber, California Historical Society; Stephanic Burns, Turner Construction Company; David Dial, Executive Director, ZEUM; Al Borvice, Housing Development and Neighborhood Preservation Corporation; Alvin Jones; Michael Vanderhorst, Ella Hill Hutch Community Center; Lynette M. Williams; Marie J. Franklin; Reagan Howe and Jay Parashis, San Francisco Police Department.

Representing the press was: Gerald Adams, San Francisco Examiner.

UNFINISHED BUSINESS

- (a) Resolution No. 10-98 Conditionally extending the termination date of the Agreement for Disposition of Land for Private Development with Bushmoor Associates regarding the disposition of Parcels 677-C(1) and 677-C(2) located on the northerly side of Sutter Street between Fillmore and Webster Streets; Western Addition A-2. (Continued from the meetings of December 16, 1997 and January 6, 1998)

Speakers: Joseph Skiffer, Bushmoor Associates; and Palmer D. Sessel, WANA.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 10-98 BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

AT THE REQUEST OF MR. KING, CONSENT AGENDA (c), RESOLUTION NO. 12-98, WAS REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A REGULAR ITEM.

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meeting, November 25, 1998; Closed Session Meetings, September 9 and 23, October 28, November 4 and 18, 1997.
- (b) Resolution No. 11-98 authorizing travel for Commissioner Mark Dunlop to Long Beach, California, February 2-6, 1998, to attend the California Redevelopment Association's Workshops at a cost not to exceed \$1,700.

ADOPTION: IT WAS MOVED MR. KING, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION NO. 11-98, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Resolution No. 12-98 authorizing a First Amendment to the Disposition and Development Agreement with the Japanese American Religious Federation Assisted Living Facility, Inc. regarding the purchase and development of Parcels 674-C&F located on the southeast corner of Bush and Laguna Streets; Western Addition A-2.

Speaker: Felix M. Warburg, Bush Street Synagogue Cultural Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 12-98, BE ADOPTED

- (d) Workshop on the Five-Year Financial Forecast and 1998-99 Budget for the Agency.

Speakers: Gary Kitahata, Japanese Cultural and Community Center of Northern California; Scott Madison, Hunters Point Shipyard Citizens Advisory Committee; Ena Aguirre; Juanita Williams and M.J. Buffington, SFRA/Local 790; Mary Helen Rogers; and Derf Butler.

Mr. Dunlop arrived at 5:45 p.m., during Commission discussion on the budget.

- (e) Public hearings to hear all persons interested in 1) a Seventh Amendment; 2) an assignment of interest in connection with the Land Disposition Agreement for Parcel 3707-A; Yerba Buena Center.

Resolution No. 13-98 authorizing a Seventh Amendment to the Land Disposition Agreement with Griffin/Related Properties-VII concerning Parcel 3707-A (EB-1) located at the northeast corner of Third and Mission Streets and an assignment of the interest of Griffin/Related Properties-VII in said Land Disposition Agreement to Third and Mission Associates, LLC; Yerba Buena Center.

Speakers: Anita Hill, Yerba Buena Alliance; David Bahlman, San Francisco Heritage; John Elberling, Yerba Buena Consortium; Mrs. Bland Platt; and Stephen Taber, California Historical Society.

There being no further persons wishing to appear in connection with these matters, the President declared the Public Hearing closed.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP THAT RESOLUTION NO. 13-98 BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

Ms. Palma
Mr. Rosales
Mr. Singh

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED DUE TO A TIE VOTE.

- (f) Resolution No. 14-98 authorizing the Bowling Equipment Contract with AMF Bowling Products in an amount not to exceed \$335,000 for the Children's Center located on Central Block Three between Howard and Folsom Streets and Third and Fourth Streets in Yerba Buena Gardens; Yerba Buena Center.
- (g) Resolution No. 15-98 authorizing the Ice Resurfacing Machine Contract with Becker Arena Products, Inc. in an amount not to exceed \$54,845 for the Children's Center located on Central Block Three between Howard and Folsom Streets and Third and Fourth Streets in Yerba Buena Gardens; Yerba Buena Center.
- (h) Resolution No. 16-98 authorizing the Telecommunications Cabling Contract with Pedcom, Inc. in an amount not to exceed \$116,314.50 for the Children's Center located on Central Block Three between Howard and Folsom Streets and Third and Fourth Streets in Yerba Buena Gardens; Yerba Buena Center.

Speakers: (f), (g) and (h): Stephanie Burns, Turner Construction Company; and David Dial, Executive Director, ZEUM.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 14-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 15-98, BE ADOPTED.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (h), RESOLUTION NO. 16-98, BE CONTINUED TO THE MEETING OF FEBRUARY 3, 1998.

At this time, President Sweet indicated that items (m) and (n) would be considered.

- (m) Resolution No. 21-98 consideration of a request by Housing Development and Neighborhood Preservation Corporation to amend the Agency's Affordable Housing Policy's Administrative Guidelines in connection with Gabriela Apartments located at 587 Natoma Street; South of Market.

Speaker: Al Borvice, Housing Development and Neighborhood Preservation Corporation.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. SINGH, THAT ITEM (m), RESOLUTION NO. 21-98, BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Rosales
Mr. Singh

AND THE FOLLOWING VOTED "NAY"

Mr. Dunlop
Ms. Palma
Ms. Sweet

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED DUE TO A TIE VOTE.

- (n) Consideration of a request by Housing Development and Neighborhood Preservation Corporation to provide additional development fees of \$81,500 in connection with Gabriela Apartments located 587 Natoma Street; South of Market.

CONSIDERATION OF ITEM (n) WAS CONTINGENT UPON APPROVAL OF ITEM (m) AND THEREFORE NOT HEARD.

At this time, 7:35 p.m., Commissioners Dunlop and Rosales left the meeting.

RECESS

The meeting recessed at 7:35 p.m., and reconvened at 7:45 p.m.

- (i) Resolution No. 17-98 authorizing a First Amendment to the Personal Services Contract with MDG.Org to increase the maximum amount payable by an amount not to exceed \$25,000 and to extend the time of performance to February 28, 1998.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 17-98 BE ADOPTED.

- (j) Resolution No. 18-98 authorizing a Personal Services Contract with the National Housing Law Project in an amount not to exceed \$33,800 to provide ongoing legal and technical consulting services as part of the Agency's Housing Preservation Program.
- (k) Resolution No. 19-98 authorizing an Agreement for an amount not to exceed \$85,000 with the Coalition for Low Income Housing, a project of the Tides Center, for the planning and implementation of a series of Citywide workshops on topics relevant to residents of affordable housing developments with expiring Section 8 contracts as part of the Agency's Housing Preservation Program.
- (l) Resolution No. 20-98 authorizing the revision of a Project Budget of \$1,000,000 for the implementation of the Affordable Housing Preservation Program for housing developments with expiring Section 8 contracts, Citywide Tax Increment Housing Program; and authorizing the Executive Director to make line item changes in the budget consistent with the mission of the Affordable Housing Preservation Program.

RULE OF THE CHAIR: PRESIDENT SWEET INDICATED THAT, SUBJECT TO THE OBJECTION OF ANY COMMISSIONER, ITEMS (j), (k) AND (l), RESOLUTION NUMBERS 18-98, 19-98 AND 20-98, WOULD BE CONTINUED TO THE MEETING OF FEBRUARY 3, 1998. THERE BEING NO SUCH OBJECTION, IT WAS SO ORDERED.

Speakers – Items (j), (k) and (l): Michele Daniels, Coalition for Low Income Housing; and Alvin Jones.

- (o) Resolution No. 23-98 authorizing the execution of Loan Agreements in an aggregate principal amount not to exceed \$85,000,000 relating to the issuance of 1998 Series A Tax Allocation Revenue Bonds, 1998 Series B Taxable Tax Allocation Revenue Bonds, and 1998 Series C Tax Allocation Revenue Refunding Bonds by the City and County of San Francisco Redevelopment Financing Authority, approving the Final Official Statement relating to the bonds, and authorizing and approving other matters properly relating thereto.

MOTION: IT WAS MOVED BY MR. SINGH THAT ITEM (o), RESOLUTION NO. 23-98, BE CONTINUED TO THE MEETING OF FEBRUARY 3, 1998.

THE MOTION DIED DUE TO LACK OF A SECOND.

MOTION: IT WAS MOVED BY MS. PALMA THAT ITEM (o), RESOLUTION NO. 23-98, BE ADOPTED.

THE MOTION DIED DUE TO LACK OF A SECOND.

THE MEETING OF THE SAN FRANCISCO REDEVELOPMENT FINANCING AUTHORITY WAS NOT HELD.

At this time, 8:09 p.m., Mr . King left the meeting.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

- (a) northwest corner of 7th and Mission Streets (Federal Office Building) with S.Y. Investment Co.

THIS ITEM WAS NOT HELD.

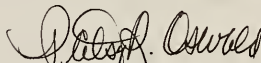
- (b) Central Block 1 Office Building Site in the block bounded by Third, Fourth, Market and Mission Streets in Yerba Buena Center with CB-1 Entertainment Partners, LP.

THIS ITEM WAS NOT HELD.

ADJOURNMENT

The meeting adjourned at 8:10 p.m. due to lack of a quorum.

Respectfully submitted,



Patsy R. Oswald
Agency Secretary

APPROVED

February 17, 1998

8

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
3RD DAY OF FEBRUARY, 1998

DOCUMENTS DEPT.

FEB 23 1998

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 3rd day of February, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Leroy King
Neli Palma
Manuel A. Rosales

and the following were absent:

Benny Y. Yee, Vice President
Mark Dunlop
Darshan Singh

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Representing the press was: Gerald Adams, San Francisco Examiner.

UNFINISHED BUSINESS

- (a) Resolution No. 16-98 authorizing the Telecommunications Cabling Contract with Pedcom, Inc. in an amount not to exceed \$116,314.50 for the Children's Center located on Central Block Three between Howard and Folsom Streets and Third and Fourth Streets in Yerba Buena Gardens; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 16-98 BE ADOPTED.

- (b) Resolution No. 18-98 Authorizing a Personal Services Contract with the National Housing Law Project in an amount not to exceed \$33,800 to provide ongoing legal and technical consulting services as part of the Agency's Housing Preservation Program. (Continued from the meeting of January 27, 1998)
- (c) Resolution No. 19-98 authorizing an Agreement for an amount not to exceed \$85,000 with the Coalition for Low Income Housing, a project of the Tides Center, for the planning and implementation of a series of Citywide workshops on topics relevant to residents of affordable housing developments with expiring Section 8 contracts as part of the Agency's Housing Preservation Program. (Continued from the meeting of January 27, 1998)

- (d) Resolution No. 20-98 authorizing the revision of a Project Budget of \$1,000,000 for the implementation of the Affordable Housing Preservation Program for housing developments with expiring Section 8 contracts, Citywide Tax Increment Housing Program; and authorizing the Executive Director to make line item changes in the budget consistent with the mission of the Affordable Housing Preservation Program. (Continued from the meeting of January 27, 1998)

Speakers – Items (b), (c) and (d): Reverend Arnold Townsend; and Mary Helen Rogers.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT ITEMS (b), (c) AND (d), RESOLUTION NUMBERS 18-98, 19-98 AND 20-98, BE CONTINUED TO THE MEETING OF FEBRUARY 10, 1998.

- (e) Resolution No. 23-98 authorizing the execution of Loan Agreements in an aggregate principal amount not to exceed \$85,000,000 relating to the issuance of 1998 Series A Tax Allocation Revenue Bonds, 1998 Series B Taxable Tax Allocation Revenue Bonds, and 1998 Series C Tax Allocation Revenue Refunding Bonds by the City and County of San Francisco Redevelopment Financing Authority, approving the Final Official Statement relating to the bonds, and authorizing and approving other matters properly relating thereto. (Continued from the meeting of January 27, 1998)

Speaker: Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 23-98 BE ADOPTED.

RECESS

At this time, 4:30 p.m., the meeting recessed to a meeting of the San Francisco Redevelopment Financing Authority.

RECONVENED

At this time, 4:35 p.m., the meeting reconvened back to the regular session.

NEW BUSINESS

- (a) Workshop on the Five-Year Financial Forecast and 1998-99 Budget for the Agency.

Speakers: Juanita Williams, SFRA/Local 790; and Mary Helen Rogers.

MOTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (a) BE CONTINUED TO THE MEETING OF FEBRUARY 10, 1998.

- (b) Resolution No. 24-98 authorizing payment of \$200,000 to the City Attorney of the City and County of San Francisco for legal fees and costs incurred representing the Agency in California EX REL Stull v. Bank of America.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED RESOLUTION No. 24-98 BE ADOPTED.

- (c) Resolution No. 25-98 authorizing payment of \$65,000 to the Human Rights Commission of the City and County of San Francisco, which represents the Agency's share of the cost of the Citywide Surety Bond Program.

Speaker: Derf Butler.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 25-98, BE ADOPTED

- (d) Design presentation on the Basic Concept Design for the CB-1 Office Building Site by CB-1 Entertainment Partners, LP (Millennium/WDG Ventures); Yerba Buena Center.

Speakers: Paula Collins and Philip Aarons, CB-1 Entertainment Partners, LP; Gary Handel and Martin Del Campo, Project Architects; Ed French; Joyce Linker, Jewish Museum; and Michael Levin.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

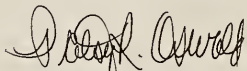
- (a) northwest corner of 7th and Mission Streets (Federal Office Building) with S.Y. Investment Co.
- (b) Central Block 1 Office Building Site located in the block bounded by Third, Fourth, Market and Mission Streets in Yerba Buena Center with CB-1 Entertainment Partners, LP.
- (c) Parcel 3707-A (EB-1) located at the northeast corner of Third and Mission Streets in Yerba Buena Center with Griffin/Related Properties-VII.

THESE ITEMS WERE NOT HELD.

ADJOURNMENT

It was moved by Mr. Rosales, seconded by Ms. Palma, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:45 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald", written in a cursive style.

Patsy R. Oswald
Agency Secretary

APPROVED

February 17, 1998

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA. 94102
THIRD FLOOR COMMISSION BOARD ROOM
www.ci.sf.ca.us/sfra
For results of meeting call (415) 749-2587

DATE: February 10, 1998
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
 - (a) Authorizing a Personal Services Contract with the National Housing Law Project in an amount not to exceed \$33,800 to provide ongoing legal and technical consulting services as part of the Agency's Housing Preservation Program. (Resolution No. 18-98) (Continued from the meetings of January 27 and February 3, 1998)

Action taken: _____

- (b) Authorizing an Agreement for an amount not to exceed \$85,000 with the Coalition for Low Income Housing, a project of the Tides Center, for the planning and implementation of a series of Citywide workshops on topics relevant to residents of affordable housing developments with expiring Section 8 contracts as part of the Agency's Housing Preservation Program. (Resolution No. 19-98) (Continued from the meetings of January 27 and February 3, 1998)

Action taken: _____

- (c) Authorizing the revision of a Project Budget of \$1,000,000 for the implementation of the Affordable Housing Preservation Program for housing developments with expiring Section 8 contracts, Citywide Tax Increment Housing Program; and authorizing the Executive Director to make line item changes in the budget consistent with the mission of the Affordable Housing Preservation Program. (Resolution No. 20-98) (Continued from the meetings of January 27 and February 3, 1998)

Action taken: _____

4. Matters of New Business

REGULAR AGENDA

- (a) Workshop on the Five-Year Financial Forecast and 1998-99 Budget for the Agency.

- (b) Authorizing a First Amendment to a Personal Services Contract with the firm of 3D VISIONS in an amount not to exceed \$24,495 for the provision of GIS mapping, technical assistance and database services; South Bayshore Survey Area. (Resolution No. 26-98)

Action taken: _____

- (c) Authorizing contract modifications to the Swinerton & Walberg construction contract in an amount not to exceed \$2,950,000 to provide tenant improvements for the Yerba Buena Children's Center; Yerba Buena Center. (Resolution No. 27-98)

Action taken: _____

- (d) Authorizing a Predevelopment Grant Agreement in the amount of \$78,912 with Laurel Gardens of Bethel, A.M.E. Church, Inc. in connection with the acquisition and rehabilitation of 52 affordable housing units in the Laurel Gardens Apartments located at 1555 Turk Street; Citywide Tax Increment Housing Program. (Resolution No. 28-98)

Action taken: _____

5. Matters not appearing on Agenda
6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
7. Report of the President
8. Report of the Executive Director
9. Commissioners' Questions and Matters
10. Closed Session

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

- (a) northwest corner of 7th and Mission Streets (Federal Office Building) with S.Y. Investment Co.
- (b) Central Block 1 Office Building Site located in the block bounded by Third, Fourth, Market and Mission Streets in Yerba Buena Center with CB-1 Entertainment Partners, LP.
- (c) Parcel 3707-A (EB-1A) located at the northeast corner of Third and Mission Streets in Yerba Buena Center with Griffin/Related Properties-VII.

11. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY

February 10, 1998

The Minutes of this meeting are not available.

MAR 20 1998

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
17TH DAY OF FEBRUARY, 1998

5
1/98 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 17th day of February, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Mark Dunlop
Leroy King
Neli Palma
Manuel A. Rosales
Darshan Singh

and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, December 9 and 16, 1997, January 6, 13 and 27, 1998, February 3, 1998. Closed Session Meetings, September 30, November 25, December 9 and 16, 1997, January 13, 1998; Special Meetings, December 11, 1997 and January 15, 1998.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Workshop on the Five-Year Financial Forecast and 1998-99 Budget for the Agency.

Speaker: Mary Helen Rogers.

- (c) Resolution No. 29-98 authorizing a \$175,000 Fifth Amendment to the Architectural Agreement with LDA Architects for additional services for the Children's Center located on Central Block Three between Howard and Folsom Streets and Third and Fourth Streets; Yerba Buena Center.
- (d) Resolution No. 30-98 authorizing a Fifth Amendment to the Landscape Architectural Agreement with M. Paul Friedberg and Associates Landscape Architects for an amount not to exceed \$42,400 for additional services related to artwork by Chico MacMurtrie for the Children's Center located on Central Block Three between Howard and Folsom Streets and Third and Fourth Streets in Yerba Buena Gardens; Yerba Buena Center.
- (e) Resolution No. 31-98 authorizing a Consultant Contract with the Artist Douglas Hollis for an amount not to exceed \$96,600 for the design, construction and delivery of artwork for the Children's Center located on Central Block Three between Howard and Folsom Streets and Third and Fourth Streets in Yerba Buena Gardens; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (c). RESOLUTION NO. 29-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 30-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 31-98, BE ADOPTED.

- (f) Resolution No. 32-98 authorizing a Fifth Amendment to the Personal Services Contract with Simon Martin-Vegue Winkelstein Moris in the amount of \$47,000; Hunters Point Shipyard.

Speaker: Dale LeWinter, Hunters Point Shipyard Citizens Advisory Committee.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 32-98 BE ADOPTED.

CLOSED SESSION

Pursuant to Government Code Section 54956.9(b)(1) to discuss litigation where, in the opinion of General Counsel, based on existing facts and circumstances, there is a significant exposure to litigation against the Agency.

RECESS

It was moved by Mr. Dunlop, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:35 p.m.

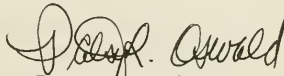
RECONVENED

At this time, 6:10 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:12 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald". The signature is fluid and cursive, with the first name "Patsy" being more prominent.

Patsy R. Oswald
Agency Secretary

APPROVED

March 3, 1998

5

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
24TH DAY OF FEBRUARY, 1998

DOCUMENTS DEPT.

MAR 20 1998

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198 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at the West Bay Conference Center, 1290 Fillmore Street in the City of San Francisco, California, at 4:20 p.m. on the 24th day of February, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Leroy King
Neli Palma
Manuel A. Rosales
Darshan Singh

and the following was absent:

Mark Dunlop

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meeting, February 10, 1998; Closed Session Meeting, February 10, 1998.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

The President indicated that items (h) and (i) would be continued to the meeting of March 3, 1998.

- (h) Public Hearing to hear all persons interested in a Disposition and Development Agreement for the parcel located at the southeast corner of Webster and O'Farrell Streets; Western Addition A-2.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 38-98 authorizing a Disposition and Development Agreement with the Jewish Family and Children's Services for the purchase and development of Parcel 724-A(1) located at the southeast corner of Webster and O'Farrell Streets; Western Addition A-2.

- (i) Resolution No. 39-98 conditionally approving the Basic Concept Design of the proposed development on Parcel 724-A(1) located at the southeast corner of Webster and O'Farrell Streets; Western Addition A-2.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEMS (h) AND (i), RESOLUTION NUMBERS 38-98 AND 39-98, AND THE PUBLIC HEARING BE CONTINUED TO THE MEETING OF MARCH 3, 1998.

- (b) Workshop on the Five-Year Financial Forecast and 1998-99 Budget for the Agency.

Speakers: Ena Aguirre; Mary Helen Rogers; Derf Butler; Essie Collins; Edward Davis; Thomas Campbell Reed; and Reverend Amos Brown.

- (c) Public Hearing to hear all persons interested in an amendment to the Redevelopment Plan for the Western Addition Project Area. A-1.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 33-98 approving an amendment to the Redevelopment Plan for the Western Addition Project Area A-1 and recommending same to the Board of Supervisors of the City and County of San Francisco; Western Addition A-1.

- (d) Resolution No. 34-98 authorizing an Owner Participation Agreement with Kaiser Foundation Hospitals for the construction of a 21-unit, 4-story residential apartment building on the property located at 2139 O'Farrell Street; Western Addition A-2.
- (e) Resolution No. 35-98 conditionally approving the Schematic Design for a 21-unit apartment building located at 2139 O'Farrell Street; Western Addition A-2.
- (f) Resolution No. 36-98 authorizing an Owner Participation Agreement with Kaiser Foundation Hospitals for the construction of a pedestrian bridge across Geary Boulevard, the southerly terminus of which will be located at mid-block of Lot 50, Assessor's Block 1098; Western Addition A-1.

- (g) Resolution No. 37-98 conditionally approving the Schematic Design of the proposed pedestrian bridge across Geary Boulevard, the southerly terminus of which will be located at mid-block of Assessor's Block 1098, Lot 50; Western Addition A-1.

Speakers – Items (c) – (g): Alice Barkley, Counsel for Kaiser Foundation Hospitals; Robert Speer; Essie Collins; Derf Butler; Juanita Douglas; Mary Helen Rogers; Dr. Jerome Greenbaum, Kaiser; Reverend Timothy Dupre, Community Baptist; Michael Vanderhorst; Wade Woods; Jake McGolrick, Richmond Community Association; and Sylvia Britt.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 33-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 34-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 35-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 36-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 37-98, BE ADOPTED.

- (j) Resolution No. 40-98 authorizing cash payments for health benefits coverage to employees with domestic partners equivalent to those payments made on behalf of employees with spouses.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 40-98 BE ADOPTED.

- (k) Resolution No. 41-98 revising the complete implementation date for the Nondiscrimination in Contracts and Equal Benefits Policy from March 1, 1998 to July 1, 1998.

ADOPTION: IT WAS MOVED MR. KING, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 41-98 BE ADOPTED.

At this time, 6:15 p.m., Ms. Sweet left the meeting and turned the Chair over to Mr. Yee.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA,
BUT AGENCY RELATED MATTERS

- (a) Mary Rogers spoke regarding funding for the Juneteenth Festival.

- (b) Vincent Cowart, Kathleen Provost and Michael Sydnor spoke regarding the Muni Substation located at the southeast corner of Fillmore and Turk Streets in the Western Addition A-2.
- (c) Robert Speer, President, Western Addition Parking Corporation spoke regarding the new garage to be constructed in the Fillmore Jazz District in the Western Addition.

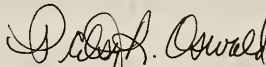
At this time, 6:25 p.m., Ms. Palma left the meeting.

- (d) Derf Butler requested funding for a Town Hall meeting and spoke regarding contract compliance at the Fillmore Center.
- (e) Thomas Campbell Reed and Kim Wydham requested funding for a jazz club in the Western Addition.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Rosales, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:50 p.m.

Respectfully submitted,



Patsy R. Oswald
Agency Secretary

APPROVED

March 17, 1998

MAR 20 1998

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4
3/98

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
3RD DAY OF MARCH, 1998

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 3rd day of March, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Mark Dunlop
Leroy King
Manuel A. Rosales
Darshan Singh

and the following was absent:

Neli Palma (Arrived 4:40 p.m.)

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Representing the press was: Dan Levy, San Francisco Chronicle.

UNFINISHED BUSINESS

- (a) Subject to a vote by the Commission to recall this matter, which was tabled at the Commission Meeting of February 10, 1998, consideration of alternative methods of contracting for the completion of interior finishes of the Children's Center Building on Central Block 3, and authorization of staff to take such actions as are appropriate to implement the decisions of the Commission. (Resolution No. 42-98)

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (a), RESOLUTION NO. 42-98, BE TAKEN FROM THE TABLE.

Staff presented three options to the Commission for consideration as follows:

Option 1: Authorizing contract modifications to the Swinerton & Walberg Construction Contract in an amount not to exceed \$2,387,000 to provide tenant improvements for the Yerba Buena Children's Center; Yerba Buena Center.

Option 2: Authorizing contract modifications to the Swinerton & Walberg Construction Contract in an amount not to exceed \$2,269,000 to provide certain tenant improvements for the Yerba Buena Children's Center, exclusive of the Bowling Center; Yerba Buena Center.

Option 3: Authorizing contract modifications to the Swinerton & Walberg Construction Contract in an amount not to exceed \$823,000 to provide certain tenant improvements for the Yerba Buena Children's Center, including the Child Care Center; Yerba Buena Center.

Speakers: Richard Dorais, Turner Construction Company; Jim Collins, Skating Rink Committee; Leah Mercado and Chantel Walker, South of Market Childcare Center; and Al Norman.

Ms. Palma arrived at the meeting at 4:40 p.m. during the speaker presentations.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT OPTION 1, RESOLUTION NO. 42-98, BE ADOPTED.

At this time, 5:15 p.m., Mr. Yee left the meeting.

- (b) Public Hearing to hear all persons interested in a Disposition and Development Agreement for the parcel located at the southeast corner of O'Farrell and Webster Streets; Western Addition A-2.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 38-98 authorizing a Disposition and Development Agreement with the Jewish Family and Children's Services for the purchase and development of Parcel 724-A(1) located at the southeast corner of Webster and O'Farrell Streets; Western Addition A-2. (Continued from the meeting of February 24, 1998)

- (c) Resolution No. 39-98 conditionally approving the Basic Concept Design of the proposed development on Parcel 724-A(1) located at the southeast corner of Webster and O'Farrell Streets; Western Addition A-2. (Continued from the meeting of February 24, 1998)

Speakers – Items (b) and (c): Mary Helen Rogers; Wade Woods; and Derf Butler.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 38-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. ROSALES, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 39-98, BE ADOPTED.

At this time, 5:25 p.m., Mr. Yee returned to the meeting.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meeting, February 17, 1998; Closed Session Meeting, February 17, 1998.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 43-98 approving a proposed budget for the period July 1, 1988 through June 30, 1999 and authorizing the Executive Director to submit it to the Mayor and the Board of Supervisors of the City and County of San Francisco..

Speakers: Mary Helen Rogers; and Michael Vanderhorst.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 43-98 BE ADOPTED

- (c) Resolution No. 44-98 authorizing a First Amendment to the Disposition and Development Agreement with CB-1 Entertainment Partners, L.P. (Millennium Partners, Inc. and WDG Ventures, Inc., General Partners) for the CB-1 Market Street Parcel located on the south side of Market Street to the east of the Marriott Hotel and the CB-1 Connector Site located along the eastern boundary of the Marriott Hotel from Market Street to Mission Street; Yerba Buena Center.

- (d) Resolution No. 45-98 conditionally approving the Basic Concept Drawings for the proposed mixed use development on the CB-1 Site, by the developer, CB-1 Entertainment Partners, L.P. (Millennium-WDG) regarding the development of the site located on the south side of Market Street between Third and Fourth Streets, east of the Marriott Hotel; Yerba Buena Center.

Speakers – Items (c) and (d): Jeanne Nelson, Consultant, Yerba Buena Gardens Children's Center; Anita Hill, Yerba Buena Alliance; Brian Lurie, Jewish Museum; Mary McCue, KTB Realty Partners; Charise Fong, South of Market Employment Center; Mark Goldberg, Museum Parc Master Owners Association; John Elberling, Yerba Buena Consortium; and Paula Collins, CB-1 Entertainment Partners, L.P.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 44-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 45-98, BE ADOPTED.

RECESS

The meeting recessed at 6:50 p.m., and reconvened at 7:00 p.m.

- (e) Workshop presentation of the Basic Concept Design for the residential development on Parcel EB-1 located at the northeast corner of Third and Mission Streets; Yerba Buena Center.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (e) BE CONTINUED.

- (f) Workshop on the revised Basic Concept Drawings for The Gap Building on Development Parcel C-1 located at Steuart, Folsom and Spear Streets; Rincon Point-South Beach.

Speakers: Joe Donahue, Hills Plaza; Victoria Kardum; and Terry Reagan, Development Manager for The Gap.

- (g) Consideration of the formation of a Commission Committee to establish the agenda for Commission meetings.

No action was taken.

MATTERS NOT APPEARING ON AGENDA

- (a) Resolution No. 46-98 authorizing the issuance of Redevelopment Agency of the City and County of San Francisco Hotel Tax Revenue Bonds, Series 1998, in an amount not to exceed \$65,000,000 to refund certain Redevelopment Agency of the City and County of San Francisco Hotel Tax Bonds, Series 1994 and to finance a portion of the costs of the construction of improvements in the Yerba Buena Center Redevelopment Project Area, and approving related actions; Yerba Buena Center.

This is not an agenda item and, in accordance with the Brown Act regulations, a determination needs to be made by the Commission that a need to take action on this off-agenda item arose after posting of the agenda on Thursday, February 26, 1998. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a vote of at least five Commissioners is required to add this item.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING THAT, IN ACCORDANCE WITH THE BROWN ACT, THIS ITEM BE ADDED TO THE AGENDA, AND IT IS DETERMINED THAT THERE IS A NEED TO TAKE IMMEDIATE ACTION AND THE NEED FOR ACTION ON THIS ITEM AROSE AFTER POSTING OF THE AGENDA ON FEBRUARY 26, 1998 AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Ms. Palma
Mr. Rosales
Mr. Yee
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

Mr. Singh

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

ADOPTION: IT WAS MOVED BY MR. ROSALES, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 46-98 BE ADOPTED.

RECESS

At this time, 8:15 p.m., the meeting recessed to a meeting of the San Francisco Redevelopment Financing Authority.

RECONVENED

At this time, 8:21 p.m., the meeting reconvened back to the regular session.

At this time, 8:22 p.m., Mr. Singh left the meeting.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Mary Helen Rogers spoke regarding the 1998 Juneteenth Festival and the sale of property located in the 1600 block of Eddy Street in the Western Addition A-2.
- (b) Richard Brown requested the Agency assist in securing Lula Whitley, presently residing in the Fillmore Center, Section 8 housing.
- (c) Derf Butler and Thomas Campbell Reed spoke regarding matters related to the Western Addition.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northeast corner of Third and Mission Streets (Parcel EB-1) in Yerba Buena Center and the entity the Agency may negotiate with is Griffin Related Properties-VII.

RECESS

It was moved by Mr. Yee, seconded by Mr. Rosales, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 9:05 p.m.

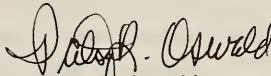
RECONVENED

At this time, 9:25 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:27 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

March 17, 1998

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM

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AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

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Mtg

THERE WILL BE ~~NO~~ COMMISSION MEETING ON
MARCH 10, 1998

THE NEXT REGULAR MEETING WILL BE HELD ON
MARCH 17, 1998

Prepared and mailed March 4, 1998

3/17/98

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
17TH DAY OF MARCH, 1998

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 17th day of March, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

- Lynette Sweet, President
- Benny Y. Yee, Vice President
- Mark Dunlop
- Ramon Romero
- Darshan Singh

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and the following were absent:

- Leroy King (Arrived 4:15 p.m.)
- Neli Palma (Arrived 4:40 p.m.)

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Minutes, February 24 and March 3, 1998; Closed Session Meeting, March 3, 1998.
- (b) Resolution No. 47-98 authorizing Martha Walters, Environmental Projects Coordinator, to attend the Third Annual Brownfields Conference in Baltimore, Maryland from March 25 to April 1, 1998, through funding provided by the San Francisco Brownfields Grant.
- (c) Resolution No. 48-98 approving the Agency's application for grant funds from the National Recreational Trails Fund Act for Fiscal Year 1997-98; Hunters Point Shipyard.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b) AND (c), RESOLUTION NUMBERS 47-98 AND 48-98, BE ADOPTED.

Scott Madison, Transition Development Corporation, spoke regarding Hunters Point Shipyard.

At this time, 4:15 p.m., Mr. King arrived at the meeting.

NEW BUSINESS - REGULAR AGENDA

- (d) Resolution No. 51-98 authorizing a First Amendment to the Disposition and Development Agreement with Centris Investment Company, Inc. for the purchase and development of Parcel 714-A(2) located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2.

Speakers: Mary Helen Rogers; and Mel Lee, Centris Investment Company, Inc.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 51-98 BE ADOPTED

- (e) Resolution No. 52-98 authorizing a funding commitment not to exceed \$2,001,088 to Laurel Gardens of Bethel A.M.E. Church, Inc. for the acquisition and rehabilitation of Laurel Gardens, a 52 unit development located at 1555 Turk Street; Citywide Tax Increment Housing Program.
- (f) Resolution No. 53-98 expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue Multifamily Mortgage Revenue Bonds or Notes in one or more series to finance residential facilities at 1555 Turk Street for redevelopment purposes in an amount not to exceed \$3,000,000.

Speakers – Items (e) & (f): Reverend Boyd, Bethel A.M.E. Church; Mary Helen Rogers; Russell Cooper, Walter Nash, Devonne Kennedy, Aaron Telfor, Yuliya Lekareva, Antoinette Commer and Ruth Eli, Laurel Gardens Apartments.

Ms. Palma arrived at 4:40 p.m., during the speaker presentations.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 52-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 53-98, BE ADOPTED.

- (g) Resolution No. 54-98 the intent of the Redevelopment Agency of the City and County of San Francisco to issue Multifamily Mortgage Revenue Bonds or Notes in one or more series to finance residential facilities at 1045 Mission Street for redevelopment purposes in an amount not to exceed \$30,000,000; South of Market.

Speakers: Adrian Newman and Oz Erickson, Emerald Funds; and Steven Vettel, Gladstone & Vettel.

MOTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP THAT RESOLUTION NO. 54-98 BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Ms. Palma
Mr. Romero
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (h) Resolution No. 55-98 adopting Environmental Findings (and Statement of Overriding Considerations) made pursuant to the California Environmental Quality Act and State Guidelines in connection with: (1) conditional approval for Revised Basic Concept Drawings for a Headquarters Office Building to be constructed pursuant to a Disposition and Development Agreement between The Gap, Inc. and the Redevelopment Agency of the City and County of San Francisco; (2) amendments to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area; and (3) certain amendments to the Disposition and Development Agreement; Rincon Point-South Beach.
- (i) Resolution No. 56-98 authorizing a Second Amendment to the Disposition and Development Agreement between the Redevelopment Agency of the City and County of San Francisco and The Gap, Inc.; Rincon Point-South Beach.
- (j) Resolution No. 57-98 approving an Amendment to the Design for Development for the Rincon Point-South Beach Redevelopment Project Area and recommending to the City Planning Commission that it approve the Amendment; Rincon Point-South Beach.
- (k) Resolution No. 58-98 conditionally approving the Basic Concept Design for The Gap, Inc.'s Headquarters Office Building to be located on Parcels C-1 and X-1 in the Rincon Point-South Beach Approved Redevelopment Project Area pursuant to a Disposition and Development Agreement between the Redevelopment Agency of the City and County of San Francisco and The Gap, Inc.; Rincon Point-South Beach.

Speakers –Items (h) – (k): Joe Donahue and Reed Bement, Hills Plaza Homeowners Association; Douglas Booth, C & C Investments; David Osgood, Rincon Tenants Association; and Pamela Duffy, The Gap, Inc.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (h), RESOLUTION NO. 55-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (i), RESOLUTION NO. 56-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (j), RESOLUTION NO. 57-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (k), RESOLUTION NO. 58-98, BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Tony Taylor, L. Jamerson, Christopher Muhammad, Leola King, Essie Collins, Robert Garcia and Richard Brown requested the Agency assist Leola King in preventing foreclosure of the property located at 1431 Eddy Street in the Western Addition.
- (b) Thomas Campbell Reed spoke regarding economic development issues relating to the Western Addition.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

- (a) northwest corner of 7th and Mission Streets (Federal Office Building) with S. Y. Investment Co.
- (b) northerly side of Sutter Street between Fillmore and Webster Streets (Parcels 677-C(1) and C(2) in the Western Addition A-2 with Bushmoor and Associates.

This item was not held.

RECESS

It was moved by Ms. Palma, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:45 p.m.

RECONVENED

At this time, 7:15 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:17 p.m.

Respectfully submitted,

Patsy R. Oswald
Agency Secretary

APPROVED

March 31, 1998

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
24TH DAY OF MARCH, 1998

1/98 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 24th day March, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Mark Dunlop
Leroy King
Ramon Romero
Darshan Singh

and the following was absent:

Neli Palma

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

UNFINISHED BUSINESS

- (a) Resolution No. 13-98 authorizing a Seventh Amendment to the Land Disposition Agreement with Griffin/Related Properties-VII concerning Parcel 3707-A (EB-1A) located at the northeast corner of Third and Mission Streets and an assignment of the interest of Griffin/Related Properties-VII in said Land Disposition Agreement to Third and Mission Associates, LLC; Yerba Buena Center. (Continued from the meeting of January 27, 1998 – Public Hearing opened and closed)
- (b) Resolution No. 65-98 expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue Multifamily Mortgage Revenue Bonds or Notes in one or more series to finance residential facilities to be built at Agency Parcel 3707-A (EB-1A) for redevelopment purposes in an amount not to exceed \$120,000,000; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (a), RESOLUTION NO. 13-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 65-98, BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 59-98 authorizing travel for Chris Harris and Norma Thompson, Development Specialists, Housing Division, to attend the AIDS Housing of Washington HOPWA Coordinators Meeting, May 14-16, 1998 in Arlington, Virginia, at a cost not to exceed \$2,343.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), RESOLUTION NO. 59-98, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 60-98 commending and expressing appreciation to Manuel A. Rosales for his service as a Commissioner of the Redevelopment Agency of the City and County of San Francisco.

Speakers: Manuel Rosales; Mary Helen Rogers; Thomas Campbell Reed; and Derf Butler.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 60-98, BE ADOPTED

- (c) Resolution No. 61-98 amending Resolution No. 196-97 to add Project/Planning Associate and Housing Preservation Liaison classifications.
- (d) Resolution No. 62-98 approving Side Letter No. 2 to the United Public Employees Local 790 Memorandum of Agreement to add certain classifications to the Bargaining Unit.

Speakers – Items (c) and (d): Juanita Williams, SFRA/Local 790; Mary Helen Rogers; and Derf Butler.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 61-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 62-98, BE ADOPTED.

At this time, 5:20 p.m., Mr. Dunlop left the meeting.

- (e) Resolution No. 63-98 authorizing a Third Amendment to the Personal Services Contract with Geomatrix Consultants, Inc. in an amount not to exceed \$97,000 for Professional Environmental Consultant Services as part of the continuing site assessment work for the Brownfields Pilot Project; South Bayshore Survey Area.

Speaker: Amanda Spencer, Geomatrix Consultants, Inc.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 63-98 BE ADOPTED.

At this time, 5:25 p.m., Mr. Dunlop returned to the meeting.

- (f) Resolution No. 64-98 authorizing a Housing Opportunities for Persons with AIDS Supportive Services First Amendment in an amount not to exceed \$9,076 with Lutheran Social Services of Northern California for its Hazel Betsey Program at 3554 17th Street.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 64-98 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Arnold Townsend spoke regarding agenda item (e), an amendment to the Personal Services Contract with Geomatrix Consultants, Inc.
- (b) Essie Collins requested the Commission move expeditiously with respect to Agency intervention in the foreclosure of 1431 Eddy Street in the Western Addition.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located on the northerly side of Sutter Street between Fillmore and Webster Streets (Parcels 677-C(1) and C(2) in the Western Addition A-2 and the entity and Agency may negotiate with is Bushmoor and Associates.

This item was not held.

Pursuant to Government Code Section 54956.9(c) – Conference with Legal Counsel regarding initiation of litigation: one potential case.

There are two additional Closed Session items which arose subsequent to posting of the agenda on Wednesday, March 18, 1998. These items are pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

- (a) San Francisco Hunters Point Naval Shipyard with the following tenants: The Point; Golden West Studios; Primus, Inc.; San Francisco Police Department' Visy Paper Co.; and Waste Resources Technologies.

Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a vote of at least five Commissioners is required to add this item.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT , THIS ITEM BE ADDED TO THE AGENDA, AND IT IS DETERMINED THAT THERE IS A NEED TO TAKE IMMEDIATE ACTION AND THE NEED FOR ACTION ON THIS ITEM AROSE AFTER POSTING OF THE AGENDA ON MARCH 18, 1998.

(b) 1431 Eddy Street in the Western Addition A-2 with Tony Taylor.

Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a vote of at least five Commissioners is required to add this item.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT , THIS ITEM BE ADDED TO THE AGENDA, AND IT IS DETERMINED THAT THERE IS A NEED TO TAKE IMMEDIATE ACTION AND THE NEED FOR ACTION ON THIS ITEM AROSE AFTER POSTING OF THE AGENDA ON MARCH 18, 1998.

RECESS

It was moved by Mr. Dunlop, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:55 p.m.

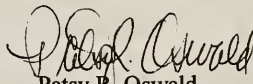
RECONVENED

At this time, 8:25 p.m., the meeting reconvened back to the regular session and Executive Director Morales and Deputy General Counsel Firehock reported that the Commission had instructed staff to pursue the possibility of acquisition or refinancing of 1431 Eddy Street consistent with the redevelopment purposes of preservation of affordable housing.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Dunlop, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:30 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

April 14, 1998

98

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
31ST DAY OF MARCH, 1998

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 31st day of March, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Mark Dunlop
Leroy King
Neli Palma
Ramon Romero

and the following was absent:

Darshan Singh

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

REPORT OF ACTIONS TAKEN AT MARCH 24, 1998 CLOSED SESSION MEETING

Mr. Morales reported that the Commission had instructed their negotiator to pursue the possibility of acquisition or refinancing of 1431 Eddy Street consistent with the redevelopment purposes of preservation of affordable housing.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meeting, March 17, 1998; Closed Session Meeting, March 17, 1998.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No.66-98 authorizing a Housing Opportunities for Persons with AIDS Technical Assistance Agreement with the Corporation for Supportive Housing in an amount not to exceed \$189,745.

Speaker: Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 66-98 BE ADOPTED

- (c) Resolution No. 67-98 authorizing a Personal Services Contract in an amount not to exceed \$50,000 with Black List to produce the 1998 Juneteenth Festival; Western Addition A-2.

Speakers: Timothy Simon and Anthony Larkin, Black List; Jamie Jamerson; Mary Helen Rogers; and Dexter Woods.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 67-98 BE ADOPTED.

- (d) Resolution No. 68-98 authorizing a Personal Services Contract with Willie Kennedy for an amount not to exceed \$94,000 for Community Outreach Services; Hunters Point Shipyard.
- (e) Resolution No. 69-98 authorizing a Personal Services with Cassandra Tompkins for an amount not to exceed \$51,000 for Community Outreach Services; Hunters Point Shipyard.

Speaker – Items (d) and (e): Leon Thibaux, Hunters Point Shipyard Citizens Advisory Committee.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 68-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 69-98, BE ADOPTED.

- (f) Resolution No. 70-98 authorizing the issuance of a Request for Qualifications for a Master Developer; Hunters Point Shipyard.

Speakers: Terezia Nemeth, Mayor's Office; Redmond Kernan, RFK Associates; Alma Robinson and Leon Thibaux, Hunters Point Shipyard Citizens Advisory Committee.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 70-98 BE ADOPTED.

MATTERS NOT APPEARING ON AGENDA

- (a) Consideration of including the 12-unit multifamily rental housing at 1431 Eddy Street in the Agency's affordable housing program to preserve its 12 affordable units, and directing and authorizing the Executive Director to take any and all actions necessary to preserve such affordable units by either (1) acquiring 1431 Eddy Street, or (2) refinancing the existing second mortgage loans secured by 1431 Eddy Street.

This is not an agenda item and, in accordance with the Brown Act, a determination needs to be made by the Commission that a need to take immediate action arose after posting of the agenda on Wednesday, March 25, 1998. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a vote of at least five Commissioners is required to add this item.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT, THIS ITEM BE ADDED TO THE AGENDA, AND IT IS DETERMINED THAT THERE IS A NEED TO TAKE IMMEDIATE ACTION AND THE NEED FOR ACTION ON THIS ITEM AROSE AFTER POSTING OF THE AGENDA ON MARCH 25, 1998.

Speakers: James T. Caleshu, Legal Services for Entrepreneurs; Jamie Jamerson; Christopher Muhammad; Tony Taylor; and Leola King.

MOTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THE MEETING BE RECESSED TO A CLOSED SESSION TO CONSIDER THE PRECEDING ITEM.

RECESS

At this time, 6:15 p.m., the meeting recessed to a Closed Session.

RECONVENED

At this time, 6:50 p.m., the meeting reconvened back to the regular session to consider and take action on the following item:

Resolution No. 71-98, consideration of including the 12-unit multifamily rental housing development at 1431 Eddy Street in the Agency's affordable housing program to preserve its 12 affordable units, and directing and authorizing the executive director to take any and all actions necessary to preserve such affordable units by either (1) acquiring 1431 Eddy Street or (2) refinancing the existing second mortgage loans secured by 1431 Eddy Street; Western Addition A-2 Project Area.

MR. DUNLOP PROPOSED A RESOLUTION ON THE ABOVE ITEM.

Speakers: Mary Helen Rogers; James T. Caleshu, Legal Services for Entrepreneurs; Jamie Jamerson; Christopher Muhammad; Essie Collins; and Leola King.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 71-98 BE ADOPTED.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located on the: northerly side of Sutter Street between Fillmore and Webster Streets (Parcels 677-C(1) and C(2) in the Western Addition A-2 and the entity the Agency may negotiate with is Bushmoor and Associates.

RECESS

It was moved by Mr. Dunlop, seconded by Ms. Palma, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:10 p.m.

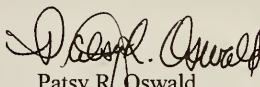
RECONVENED

At this time, 7:35 p.m., the meeting reconvened back to the regular session and Robert Firehock, Deputy General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:37 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

April 28, 1998

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM
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AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON
APRIL 7, 1998

THE NEXT REGULAR MEETING WILL BE HELD ON
APRIL 14, 1998

Prepared and mailed March 31, 1998

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
14 TH DAY OF APRIL, 1998

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 14th of April, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Leroy King
Ramon Romero
Darshan Singh

and the following were absent:

Mark Dunlop
Neli Palma

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meeting, March 24, 1998; Closed Session Meeting, March 24, 1998.
- (b) Resolution No.72-98 authorizing travel for Commissioners Ramon E. Romero and Benny Y. Yee to Palm Springs, California, to attend California Redevelopment Association's workshops, April 30 – May 1, 1998, at a cost not to exceed \$1,800.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION NO. 72-98, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Resolution No. 73-98 declaring certain property interests necessary for public purposes and authorizing the acquisition thereof; Southwest corner of 7th and Mission Streets; Federal Office Building.

Speakers: Carl Johnson, Heller Ehrman White and McAuliff; and Jim Berk.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 73-98, BE ADOPTED

- (d) Resolution No. 74-98 authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$704,443 with Catholic Charities of the Archdiocese of San Francisco for its Leland House Program at 141 Leland Avenue.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 74-98 BE ADOPTED.

- (e) Resolution No. 75-98 authorizing a First Amendment to a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$60,360 with Catholic Charities of the Archdiocese of San Francisco for its Peter Claver Community located at 1340 Golden Gate Avenue.

Speakers: Eugene Dilan, Peter Claver Community/Catholic Charities; and Mary Helen Rogers, NAACP.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 75-98 BE ADOPTED.

- (f) Resolution No. 76-98 authorizing a First Amendment to a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$28,287 with Maitri for its Residential Care Facility located at 401 Duboce.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 76-98 BE ADOPTED.

- (g) Resolution No. 77-98 authorizing a Third Amendment to a Grant and Regulatory Agreement with 820 O'Farrell Street, Inc. in an amount not to exceed \$60,000 for operating and maintaining the Jordan Hotel located at 820 O'Farrell Street as part of the Citywide Tax Increment Affordable Housing Program.

Speaker: Mary Helen Rogers, NAACP.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 77-98 BE ADOPTED.

- (h) Workshop presentation of the Basic Concept Design for the residential development on EB-1 at the northeast corner of Third and Mission Streets; Yerba Buena Center.

Speakers: Matt Witte, Griffin Related Properties-VII; Howard Elkus/Manfredi Architects, Ltd; Mrs. Bland Platt, G. Bland Platt Associates; John Elberling, Yerba Buena Consortium; and David Bahlman, Heritage.

Mr. King left the meeting at 5:40 p.m., during the speaker presentations.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Dr. Amos C. Brown, Member of the Board of Supervisors/Third Baptist Church, spoke regarding the Fillmore Center and other matters relating to the Western Addition A-2.
- (b) Harry Jamerson spoke regarding contract compliance issues related to the Giants' Ballpark at China Basin.
- (c) Jim Berk noted the need for the South of Market Project Area Committee to participate in the land use decision making process for that area.
- (d) Mary Helen Rogers, NAACP, spoke on matters relating to the Housing Opportunities for Persons with AIDS Program and requested a report on the status of Parcel 732-A in the Western Addition A-2.

REPORT OF THE EXECUTIVE DIRECTOR

Report on responses to the Request for Proposals for the development of Parcel EB-2A located at the southeasterly corner of Third and Mission Streets; Yerba Buena Center.

Speakers: Lyman Jee, PAK, LLC; and Vincent Hibber, Tetsuo Group.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT CONSIDERATION OF ACCEPTANCE OF LATE PROPOSALS IN RESPONSE TO THE REQUEST FOR PROPOSALS FOR THE DEVELOPMENT OF PARCEL EB-2A BE CALENDARED FOR THE MEETING OF APRIL 28, 1998.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located on the north side of Howard Street between Third and Fourth Streets in Yerba Buena Center and the entity the Agency may negotiate with is Cloud's Cafe.

RECESS

It was moved by Mr. Yee, seconded by Mr. Romero, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:45 p.m.

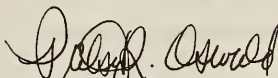
RECONVENED

At this time, 7:25 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. Romero, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:27 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patsy R. Oswald", written in a cursive style.

Patsy R. Oswald
Agency Secretary

APPROVED

April 28, 1998

JUN 11 1998

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
28TH DAY OF APRIL, 1998

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 28th day of April, 1998, the place and date duly established for the holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Mark Dunlop
Leroy King
Neli Palma
Ramon Romero
Darshan Singh

and the following was absent:

None

The President declared that a quorum was present.

Richard Kono, Acting Executive Director, and staff members were also present.

Representing the Press: Amelia Ward, Sun Reporter; Chuck Finnie, San Francisco Examiner; and, Adam Feuerstein, San Francisco Business Times.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, March 31 and April 14, 1998; Closed Session Meetings, March 31 and April 14, 1998.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a) APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 78-98 Consideration of acceptance of late proposals submitted in response to the Request for Proposals for the development of Parcel EB-2A located at the southeasterly corner of Third and mission Streets; Yerba Buena Center.

Speaker: Lyman Jee, President Arcon

ADOPTION: IT WAS MOVED BY MR. YEE AND SECONDED BY MR. SINGH AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 78-98 BE ADOPTED.

- (c) Resolution No. 79-98 requests authorization for payment of registration fees and travel expenses in a total amount not to exceed \$3,000 for five employees to attend a California Redevelopment Association "Introduction to Redevelopment" workshop in South Lake Tahoe or Palm Springs.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 79-98 BE ADOPTED.

- (d) Resolution No. 80-98 approving a Personal Services Contract with the Manchester Craftsmen's Guild for predevelopment services for an Arts and Technology Training Center for an amount not to exceed \$50,000; South Bayshore Survey Area

Speakers: Bill Strickland and Sophie Maxwell, Manchester Craftsmen's Guild.

ADOPTION: IT WAS MOVED BY MR. KING. SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 80-98 BE ADOPTED.

- (e) Resolution No. 81-98 authorizing a Personal Services Contract with David Taussig and Associates, Inc. in an amount not to exceed \$45,000 for Special Tax Consulting Services necessary for the formation of the Mission Bay Mello-Roos Community Facilities District; Mission Bay North and South Redevelopment Survey Areas.

- (f) Resolution No. 82-98 authorizing the Executive Director to enter into a Letter Agreement with Catellus Development Corporation in an amount not to exceed \$45,000 for payment of the Agency's costs related to a Personal Services Contract with David Taussig and Associates, Inc., for the provision of Community Facility Special Tax Consulting Services; Mission Bay North and South Redevelopment Survey Areas.

Speakers: Andrea Jones, Catellus Development Corp. and Susan Goodwin, David Taussig and Associates, Inc..

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION 81-98 BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. YEE AND UNANIMOUSLY CARRIED THAT RESOLUTION 82-98 BE ADOPTED.

At this time, 4:55 p.m., Ms. Palma left the meeting.

- (g) Resolution No. 83-98 authorizes a First Amendment to the Personal Services Contract with Michael Willis and Associates Architects for the Bayview Hunters Point Revitalization Concept Plan; South Bayshore Survey Area.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION 83-98 BE ADOPTED.

At this time, 5:03 p.m., Ms. Palma returned to the meeting.

- (h) Workshop presentation of responses to the Request for Proposals for the purchase and development of Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center.

The following prospective developers presented their development proposals and introduced their development teams:

1. Armax International, Inc. and American Reality & Financial, Inc. consisting of Tishman International Corp., and American Realty and Financial Inc..
2. Carpenter & Company, Inc., a corporation or entity to be formed consisting of Interstate Hotels and F.E. Jordan Associates, Inc..
3. Intersection Associates, LLC, a limited liability company to be formed consisting of Mentmore Development Co.; The Carl Hackney Company; and, The Carlson Companies.
4. Em Johnson Alliance, LLC, a limited liability company to be formed consisting of Em Johnson Interest, Inc.; Pacific Union Development Co; Wyndham International, Inc.; Wyndham San Francisco, LLC, Ownership Group; and, Patriot-American Hospitality, Inc..
5. A Museum Place, LLC, a limited liability company to be formed consisting of The Rutland Group; Peebles Atlantic Development Corp.; and, Radisson Hotels International, Inc.
6. Museum Tower Group, LLC, a California limited liability company an entity to be formed consisting of KTB Realty Partners, Inc.; The Proteus Group; The Peninsula Group, Hong Kong & Asia; and, Johnson + Hoke.
7. PAK, LLC, a partnership to be formed consisting of Arcon, Inc.; Promus Hotel Corporation; and, The Koll Corporation.
8. Tetsuo Group, LLC, and a limited liability company to be formed consisting of Kaden Companies and Kanni Equity Group, LCC.

Speaker: Kim Jackson, Hotel and Restaurant Employees Union, Local 2.

- (i) Workshop Powerpoint presentation of the Housing Opportunities for Persons with AIDS Program to highlight capital projects completed to date and currently under construction. The President announced that the workshop would be postponed.
- (j) Resolution No. 84-98 authorizing an Owner Participation Agreement with Bernal Heights Neighborhood Center for the rehabilitation of 1652 Eddy Street; Western Addition A-2.
- (k) Resolution No. 85-98 authorizing a Housing Opportunities for Persons with AIDS Capital Loan Agreement with Bernal Heights Neighborhood Center in an amount not to exceed \$1,070,911 for acquisition, rehabilitation and new construction of 1652 Eddy Street; Western Addition A-2.
- (l) Resolution No. 86-98 conditionally approving the Schematic Design for the rehabilitation of the apartment building at 1652 Eddy Street; Western Addition A-2.

Speakers who supported the development: Helen Helfer, Bernal Heights Neighborhood Center; Kathleen Manfey, Catholic Charities; Jean Finochetti, GAAP; Eileen Hansen, Former Building Inspection Commission; Naomi Prochovnick, Lyon-Martin Women's Health Services; Ramona Holloway, Black Coalition On Aids, Inc.; Joske Thompson, Real Estate Broker, representing seller of Funeral Home; Adrienne Bloch, Aids Legal Referral Panel; Demece Garepis, BHNC; Will Carter, HIV Health Services Planning Council; Tom Calvanese, HIV Health Services Planning Council; Romelda Ferguson; Diane Watts; Betsy Ponce; Julie Charubusapayon, UCSF-Pediatric HIV; Abigail Norris; Vanessa Cobbs-George; Geri Briggs; Adrienne Y. Leacock, Case Manager, Catholic Charities; Rev. Pastor Johnny Lay, 1st Apostolic Faith; Susan Thornley, Public Health Nurse; Dorothy Goldstone, MOMS; Sonya Mackenzie, Women's Aids Network; Sara Azzopardi, MOMS; Marge Partlow, SFAF; Cira Endsley, Volunteer with HIV; Maura O'Conner; and, Sandra Moore, Supportive Housing for Women Living with AIDS.

Speakers who opposed the development: Robert Speer, President Beideman Group; Essie Collins, AGAPE; Margaret Verges, Beideman Neighborhood Association; Supervisor Rev. Amos Brown, Board of Supervisors, Third Baptist Church; Rev. Arnold Townsend; Mary Rogers, NAACP, AGAPE.; Patricia Vaughey, PADS; Wallace Shepherd, AGAPE; Carmen Johnson, President, AGAPE; Derf Butler; Thomas Campbell Reed, Lower Fillmore Merchants Assoc., and, Ulyses J. Montgomery, Fillmore Group

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 85-98 BE AMENDED TO CONDITION AUTHORIZATION TO EXECUTE THE CAPITAL LOAN AGREEMENT WITH BERNAL HEIGHTS NEIGHBORHOOD CENTER UPON THE BORROWER AGREEING TO AN ADDITIONAL CONTRACT WITH A SERVICE PROVIDER WHOSE MAIN OFFICE IS LOCATED IN THE WESTERN ADDITION A-1 AND A-2 REDEVELOPMENT PROJECT AREAS, HAS SERVED THE RESIDENTS OF THOSE PROJECTS AREAS, AND HAS EXPERIENCE IN DELIVERING SERVICES TO PERSONS WITH HIV/AIDS.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, TO CONTINUE ITEMS (j), (k) and (l) FOR TWO WEEKS AND ON ROLL CALL THE FOLLOWING VOTED "AYE"

MR. KING
MR. SINGH
MR. YEE

AND THE FOLLOWING VOTED "NAY":

MR. DUNLOP
MS. PALMA
MR. ROMERO
MS. SWEET

AND THE FOLLOWING ABSTAINED:

NONE

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

MOTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, TO TABLE ITEMS (j), (k) and (l) AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

MR. KING
MR. SINGH
MR. YEE

AND THE FOLLOWING VOTED "NAY":

MR. DUNLOP
MS. PALMA
MR. ROMERO
MS. SWEET

AND THE FOLLOWING ABSTAINED:

NONE

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, THAT RESOLUTION NO. 84-98 BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

MR. DUNLOP
MR. ROMERO
MS. PALMA
MS. SWEET

AND THE FOLLOWING VOTED "NAY":

MR KING
MR. SINGH
MR. YEE

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE RESOLUTION CARRIED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, THAT RESOLUTION NO. 85-98 (AS AMENDED) BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

MR. DUNLOP
MS. PALMA
MR. ROMERO
MS. SWEET

AND THE FOLLOWING VOTED "NAY":

MR. KING
MR. SINGH
MR. YEE

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE RESOLUTION CARRIED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, THAT RESOLUTION NO. 86-98 BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

MR. DUNLOP
MS. PALMA
MR. ROMERO
MS. SWEET

AND THE FOLLOWING VOTED "NAY":

MR. KING
MR. SINGH
MR. YEE

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE RESOLUTION PASSED.

At this time, 10:05 p.m., Ms. Palma left the meeting

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS.

Speakers:

- (a) Espanola Jackson, Mulkma Ohlone Nation, spoke regarding Ohlone lands.
- (b) Harry Jamerson, spoke regarding contract compliance issues.
- (c) Mary Helen Rogers, spoke regarding 1652 Eddy Street development, Fillmore Center Workshop, Commissioner Palma's affiliation with Bernal Heights Neighborhood Center.
- (d) Tony Taylor, spoke regarding property at 1431 Eddy Street
- (e) Derf Butler, spoke regarding Fillmore Center.
- (f) Wallace Shepherd, AGAPE, spoke regarding 1652 Eddy St. Development.
- (g) Supervisor Rev. Amos Brown, spoke regarding Fillmore Center.
- (h) Rev. A.G. Townsend, spoke regarding 1652 Eddy St. development.
- (i) Margaret Verges, spoke regarding 1652 Eddy St. development.
- (j) Carmen Johnson, AGAPE, spoke regarding 1652 Eddy St. development.
- (k) Essie Johnson, AGAPE, spoke regarding 1652 Eddy St. development.
- (l) Leola King, spoke regarding her property at 1431 Eddy St..

At this time, 10:55 p.m., Ms. Sweet and Mr. Singh left the meeting.

- (m) U.J. Montgomery, Fillmore Group, spoke regarding Fillmore Center.
- (n) Charlotte Brown, Urban Economic Development Corp., spoke regarding the Western Addition.

Minutes of a regular meeting, April 28, 1998

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Romero, and unanimously carried that the meeting be adjourned. The meeting adjourned at 11:10 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patsy Oswald", written in a cursive style.

Patsy Oswald
Agency Secretary

APPROVED

May 26, 1998

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
5TH DAY MAY, 1998

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 5th day of May, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Mark Dunlop
Leroy King
Ramon Romero
Darshan Singh

and the following were absent:

Benny Y. Yee, Vice President
Neli Palma

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 87-98 memorializing and commending the contributions of Police Officer Tom Mandelke to the Yerba Buena Gardens neighborhood and the City and County of San Francisco

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), RESOLUTION NO. 87-98, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 88-98 authorizing a First Amendment to the Contract with KTB Realty Partners, Inc., to provide management, maintenance, operation, janitorial and security for the Gardens on Central Block Two and Three; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 88-98 BE ADOPTED

- (c) Resolution No. 89-98 authorizing a contract with Alten Construction in an amount not to exceed \$348,000 to furnish and install Furnishings, Fixtures and Equipment (FF&E) specialties for the Children's Center located on Central Block Three; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 89-98 BE ADOPTED.

- (d) Resolution No. 90-98 authorizing a contract with CW Welding in an amount not to exceed \$34,000 for reassembly and installation of the Children's Center Carousel, located on Central Block Three; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 90-98 BE ADOPTED.

- (e) Resolution No. 91-98 authorizing a contract with Boise Cascade Office Products in an amount not to exceed \$73,886 to furnish and install furniture in the Children's Center Child Care Center, located on Central Block Three; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 91-98 BE ADOPTED.

- (f) Resolution No. 92-98 authorizing a contract with Burris Window Shades in an amount not to exceed \$32,500 to furnish and install window coverings for the Children's Center, located on Central Block Three; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 92-98 BE ADOPTED.

- (g) Workshop on program of the Sony Metreon Development on Central Block Two (CB-2); Yerba Buena Center.

A multimedia presentation was made and the following persons from Sony Metreon Development spoke: Herb Lembeke, Kari Novatney, Michael Swinney and Brenda Freeman-Troupe.

- (h) Workshop: Powerpoint presentation of the Housing Opportunities for Persons with AIDS Program to highlight capital projects completed to date and currently under construction.

Speaker: Mary Helen Rogers.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Mary Helen Rogers spoke, asking when the report on Parcel 732-A will be made.
- (b) Jim Berk, South of Market Project Area Committee, spoke regarding appointment to Gardens Committee; creation of a Senior Advisory Committee and funds to publish a newsletter.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

1431 Eddy Street in the Western Addition A-2 with Tony Taylor; and

north side of Howard Street between Third and Fourth Streets in Yerba Buena Center with Cloud's Cafe.

RECESS

It was moved by Mr. King, seconded by Mr. Romero, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:50 p.m.

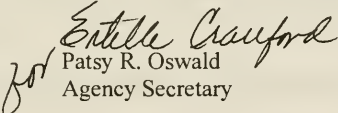
RECONVENED

At this time, 6:46 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Dunlop, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:48 p.m.

Respectfully submitted,


for Patsy R. Oswald
Agency Secretary

APPROVED

May 26, 1998

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
12TH DAY OF MAY, 1998

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98 The Commissioners of the Redevelopment Agency of the City and County of San Francisco held their regular meeting in joint session with the City Planning Commission at 401 Van Ness Avenue, Room 404, in the City and County of San Francisco, California, at 4:00 p.m. on the 12th day of May, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Mark Dunlop
Leroy King
Neli Palma
Ramon Romero
Darshan Singh

and the following was absent:

None

The President declared that a quorum was present.

City Planning Commissioners present: Hector Chinchilla, President; Larry Martin, Cynthia Joe, Dennis Antenore and Richard Hills.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - REGULAR AGENDA

- (a) Joint Public Hearing with the City Planning Commission on the Adequacy of the Draft Subsequent Environmental Impact Report for the proposed Mission Bay North and Mission Bay South Redevelopment Projects.

Paul Deutch, Department of City Planning, made a presentation and described the Mission Bay Project.

Speakers: Anna Yee, Mission Bay CAC; Corinne Woods, Mission Bay; Stan Smith, S.F. Building Trades Council; Minister Ingrid Hackett*, BAOC; Joe Beresford, BAOC; Susan Guevara*, BAOC; Buck Bagot*, BAOC; Fia Peter Sampson*, BAOC; Denise Couther Graham*, BAOC; Jamil Hawkins*, BAOC; Diane Verze-Reeher*, BAOC; Violetta Borjas*, BAOC; Victoria Winston*, BAOC; Luanna Preston*, BAOC; Maria Quintaniltz*, BAOC; Rev. Floyd Tramwell*, BAOC; Patti Tamura*, BAOC; Ed Williams*, BAOC; James Williams*, BAOC; Dr. Maria Christina Bosaric-Salem*, BAOC; Sra Kathleen Healy*, BAOC; Charles Michael*, Roger Cardenas, Indi Cab Assoc., Carlos Rosendo Soto, Speaker Bureau; David Aldape, Alianza; Maria Poncel, San Francisco Partnership; John Wilson, 1900 Third Street LLC-Land Owner in project area; Colvin Womble, The Ellington Group; Ensolo Maxwell, Potrero Hill Neighborhood House; Phyllis Ayer, Sierra Club Wildlife Sub-Committee; Sue Markland Day, Bay Area Bioscience Center; Conner Marshall, VEDC; Earl White, S.F. Black Chamber; Robin Chiang, SPUR; Jim Chappell, SPUR; Muhammed Al Kareem; Mark Klein, Chamber of Commerce; Norman Rolfe, SF Tomorrow; Fred Synder, David Allen Trust; Torbin Torpe-Smith, Potrero Hill Resident; Dwayne Jones, Young Community Developers; J. Carpinelli, Lower Potrero Hill Weight Assoc.; David Siegel, Lower Potrero Hill Weight Assoc.; Mary Anne Miller, San Francisco Tomorrow; Jeffrey Leibovitz; Ellen

Kernaghan*, Potrero Boosters Neighborhood Assoc.; Jean Neblett*, Potrero Boosters Neighborhood Assn.; Jon Rainwater, San Francisco League of Conservative Voters; Dick Neilleo, CUAC Mission Bay; Michael Lozeau*- SF Baykeeper; Mike Thomas* – Communities for a Better Environment, Safer Project;..Ena Aguirre*- Bayview Hunters Point Concerned Residents. Karen Pierce*; Kim Rodgers*; Jeff Marmer*- Coalition For Better Wastewater Solutions; Dan Liberthson*- Greater Sunset Community (including West of Twin Peaks); Mike Paquet*, Surfrider Foundation; Jennifer Clary*, San Francisco Tomorrow; Bob Isaacson*- Mission Creek Conservancy*; Ruth Gravanis – Golden Gate Audubon; Doug Kern*- Urban Watershed Project; Leslie Caplan*- SF Baykeeper Clean Waterfront Project; Espanda Jackson*; Tom Jones, Asian Neighborhood Design; Dan Liberonson*, West of Twin Peaks Central Council; Barbara Deutsch, North American Butterfly Assoc.; Alex Lautsberg*, BVHP Stakeholder; Dave Snyder, SF Bicycle Coalition; Ben Lubbon, Kaisehomme Ltd; and Paul Hessinger*, Coalition For Better Wastewater Solutions.

*Spoke against the item.

At this time President Chinchilla closed the public hearing.

It was the consensus of both Commissions that the written response deadline be extended two weeks to June 9, 1998, at 5:00 p.m.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

(a) Mary Campbell and Michael Washington spoke regarding a response to a relocation benefit.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located on the north side of Howard Street between Third and Fourth Streets in Yerba Buena Center and the entity the Agency may negotiate with is Cloud's Cafe.

This item was not held.

There is an additional Closed Session item which arose subsequent to posting of the agenda on Thursday, May 6, 1998. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a unanimous vote of the Commission members is required to add this item.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT, THIS ITEM BE ADDED TO THE AGENDA, AND IT IS DETERMINED THAT THERE IS A NEED TO TAKE IMMEDIATE ACTION AND THE NEED FOR ACTION ON THIS ITEM AROSE AFTER POSTING OF THE AGENDA ON MAY 6, 1998.

This item is pursuant to Government Code Section 54957 on Personnel.

RECESS

It was moved by Mr. Yee, seconded by Mr. Dunlop and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:05 p.m.

RECONVENED

At this time, 7:30 p.m., the meeting reconvened back to the regular session and Mr. Morales, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Dunlop, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Patsy R. Oswald
Agency Secretary

APPROVED

June 23, 1998

JUL 13 1998

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
19TH DAY OF MAY, 1998

198 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 19th day of May, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Mark Dunlop
Leroy King
Neli Palma
Ramon Romero
Darshan Singh

and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - REGULAR AGENDA

- (a) Public Hearing to hear all persons interested in an Operating Lease for the Ice Skating Rink, Bowling Center and related Retail and Food Service Facilities at Yerba Buena Gardens; Yerba Buena Center.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 94-98 authorizing an Operating Lease for the Ice Skating Rink, Bowling Center and related Retail and Food Facilities at Yerba Buena Gardens with VSC Sports, Inc. dba Yerba Buena Ice Skating and Bowling Center; Yerba Buena Center.

Speakers: Michael Paikin, VSC Sports, Inc.; Diane Rose and Jim Collins, Skating Rink/Bowling Center Committee; Jill Weinberg and Rolan Guevarra, SOMA Teens and Family Center; Joanna Hughes; Anna Yee, South of Market Council; and John Elberling.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 94-98 BE ADOPTED.

At this time, 5:00 p.m., Mr. Dunlop left the meeting.

- (b) Resolution No. 95-98 authorizing a Lease Amendment with Curd & Curd dba Clouds Cafe; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 95-98 BE ADOPTED.

At this time, 5:03 p.m., Mr. Dunlop returned to the meeting.

- (c) Resolution No. 96-98 authorizing a First Amendment to the Letter of Agreement with the Department of Public Health in an amount not to exceed \$60,000 for Occupational Safety and Health Services; Hunters Point Shipyard.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 96-98 BE ADOPTED.

At this time, 5:15 p.m., Mr. Singh left the meeting.

- (d) Resolution No. 97-98 authorizing a Second Amendment to the Personal Services Contract with Sugnut and Associates in an amount not to exceed \$18,000 for additional Wetland Feasibility Analysis; Hunters Point Shipyard.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 97-98 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Mary Helen Rogers, Derf Butler and Thomas Campbell Reed spoke regarding matters related to the Western Addition.
- (b) Michael Washington spoke regarding a claim for relocation benefits for West Model Management, a subtenant at 860 Second Street.
- (c) Captain Jim White noted that he had been reimbursed by the Agency for his security guard uniform.
- (d) Essie Collins spoke regarding use of the Coleman Funeral Home by Catholic Charities, Neli Palma's prior association with Bernal Heights Neighborhood Center and handicapped requirements for the property located at 1431 Eddy Street in the Western Addition.

Mr. Singh returned to the meeting at 5:30 p.m., during the speaker presentations.

CLOSED SESSION

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with United Public Employees Local 790 and the International Federation of Professional and Technical Engineers Local 21.

RECESS

It was moved by Mr. Dunlop, seconded by Ms. Palma, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:35 p.m.

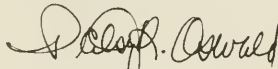
RECONVENED

At this time, 6:10 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:12 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patsy R. Oswald".

Patsy R. Oswald
Agency Secretary

APPROVED

June 23, 1998

SAN FRANCISCO REDEVELOPMENT AGENCY

NAVAL STATION TREASURE ISLAND SAN FRANCISCO
CASA DE LA VISTA, BUILDING #271
AVENUE OF THE PALMS

DATE: May 22, 1998
10:00 a.m.

SPECIAL MEETING

A G E N D A

2/98
FAX COPY TO: Postcard 5/21/98
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MAY 22 1998

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1. Recognition of a Quorum
2. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
3. The Commission of the Redevelopment Agency will hold a retreat for the purpose of discussing the Mission of the Agency and related short-and long-term issues of the Agency's operations.
4. Adjournment

Members of the public have a right to comment on the matters described above either before or during consideration of the item.

Prepared and mailed May 20, 1998

SAN FRANCISCO REDEVELOPMENT AGENCY

ACCESSIBLE MEETING POLICY

1. American sign language interpreters and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact James E. Nybakken at (415) 749-2401 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible. TTY (415) 749-2500.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held at Naval Station Treasure Island San Francisco at the Casa De La Vista, Building #271, Avenue of the Palms. For information about MUNI accessible services call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking available for the meeting/hearing for mobility impaired individuals. Please contact Patsy Oswald at (415) 749-2457.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

May 22, 1998

The Minutes of this meeting are not available.

JUL 13 1998

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
26TH DAY OF MAY, 1998

198
The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 26th day of May, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Mark Dunlop
Leroy King
Ramon Romero
Darshan Singh

and the following were absent:

Benny Y. Yee, Vice President
Neli Palma

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

(a) Approval of Minutes: Regular Meetings, April 28 and May 5, 1998.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

(b) Resolution No. 98-98 authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$529,207 with Dolores Street Community Services for its Richard M. Cohen Residence located at 220 Dolores Street.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 98-98 BE ADOPTED

- (c) Resolution No. 99-98 authorizing Exclusive Negotiations with Bushmoor and Associates for the purchase and development of Parcels 677-C(1) and 677-C(2) located at the northerly side of Sutter Street between Fillmore and Webster Streets; Western Addition A-2.

Speakers: Joseph Skiffer, Bushmoor and Associates; Mary Helen Rogers; and Derf Butler.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 99-98 BE ADOPTED.

CLOSED SESSION

Pursuant to Government Code Section 54956.9(b) – Conference with Legal Counsel – significant exposure to litigation: two potential cases.

RECESS

It was moved by Mr. Dunlop, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 4:25 p.m.

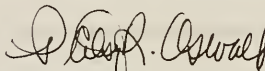
RECONVENED

At this time, 5:00 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:02 p.m.

Respectfully submitted,



Patsy R. Oswald
Agency Secretary

APPROVED

June 23, 1998

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
9TH DAY OF JUNE, 1998

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 9th day of June, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Leroy King
Neli Palma
Darshan Singh

and the following were absent:

Mark Dunlop
Ramon Romero

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - REGULAR AGENDA

- (a) .Public Hearing to hear all persons interested in granting variances in connection with a Land Disposition Agreement for the development of Parcel East Block One; Yerba Buena Center.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 100-98 granting variances in connection with a Land Disposition Agreement with Third and Mission Associates, LLC for the development of a residential building and other uses on Parcel East Block One located at the northeast corner of Third and Mission Streets; Yerba Buena Center.

Speakers: David Bahlman, San Francisco Heritage; John Elberling, TODCO; Mrs. Bland Platt; and Bob Davis.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 100-98 BE ADOPTED

- (b) Resolution No. 101-98 conditionally approving the Basic Concept Design for the proposed residential development by Third and Mission Associates, LLC on Parcel East Block One located at the northeast corner of Third and Mission Streets; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 101-98 BE ADOPTED.

- (c) Resolution No. 102-98 authorizing a contract with Jim Ma Construction in an amount not to exceed \$186,000 to furnish and install floor finishes in the Yerba Buena Gardens Children's Center located on Central Block 3; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 102-98 BE ADOPTED.

- (d) Resolution No. 103-98 authorizing Authorizing a First Amendment to the Personal Services Contract in an amount not to exceed \$18,348 with W & F Building Maintenance Company, Inc.; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 103-98 BE ADOPTED.

- (e) Resolution No. 104-98 authorizing a Letter of Agreement in an amount not to exceed \$66,000 with the Department of Public Health for services relating to the toxic clean up of Hunters Point Shipyard; Hunters Point Shipyard.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 104-98 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Shelley Bradford-Bell spoke regarding matters related to Bayview Hunters Point.
- (b) Mary Helen Rogers spoke regarding Parcel 732-A in the Western Addition.

CLOSED SESSION

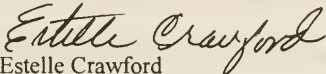
Pursuant to Government Code Section 54956.9(b) – Conference with Legal Counsel – significant exposure to litigation: one potential case.

This item was not held.

ADJOURNMENT

It was moved by Ms. Palma, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:40 p.m.

Respectfully submitted,


Estelle Crawford
Acting Agency Secretary

APPROVED

June 30, 1998

JUL 13 1998

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
16TH DAY OF JUNE, 1998

98 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 16th day of June, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Mark Dunlop
Neli Palma
Ramon Romero
Darshan Singh

and the following were absent:

Leroy King
Bnny Y. Yee, Vice President (Arrived 4:50 p.m.)

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Representing the press was: David Ish, New Fillmore Newspaper.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 105-98 approving Approving amendments to the Agency Personnel Policy regarding non-discrimination on Domestic Partner status.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 105-98 BE ADOPTED

- (b) Resolution No. 106-98 authorizing a \$95,000 First Amendment to the Architectural Agreement with Adele Naude Santos and Associates for additional architectural services for tenant improvement and installation of furnishings, fixtures and equipment for the Children's Center located on Central Block Three, between Howard, Folsom, Third and Fourth Streets; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 106-98 BE ADOPTED.

- (c) Resolution No. 107-98 authorizing a Contract with Ella Hill Hutch Community Center to provide Employment Development Services to low and moderate income residents of the Western Addition A-2 Redevelopment Project Area in an amount not to exceed \$273,000 for the period July 1, 1998 through June 30, 1999.
- (d) Resolution No. 108-98 authorizing a Contract with Mission Hiring Hall Incorporated to provide Employment Development Services to low and moderate income residents of the South of Market, Yerba Buena Center and Rincon Point-South Beach Redevelopment Project Areas in an amount not to exceed \$227,000 for the period July 1, 1998 through June 30, 1999.
- (e) Resolution No. 109-98 authorizing a Contract with Young Community Developers, Inc. to provide Employment Development Services to low and moderate income residents of the Hunters Point Redevelopment Project Area in an amount not to exceed \$207,000 for the period July 1, 1998 through June 30, 1999.

Speakers – Items (c) – (d): Lefty Gordon, Ella Hill Hutch Community Center; Dwayne Jones, Young Community Developers; John Elberling, TODCO; and Henry Perez, Sixth Street Merchants Association.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 107-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 108-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 109-98, BE ADOPTED.

At this time, 4:50 p.m., Mr. Yee arrived at the meeting.

- (f) Resolution No. 110-98 authorizing a Contract with Urban Economic Development Corporation to provide Business Technical Assistance and Loan Packaging Services to businesses located in the Western Addition A-2 and India Basin Industrial Park Redevelopment Project Areas in an amount not to exceed \$185,000 for the period July 1, 1998 through June 30, 1999.
- (g) Resolution No. 111-98 authorizing a Contract with South of Market Foundation to provide Business Technical Assistance and Loan Packaging Services to businesses located in the South of Market, Yerba Buena Center and Rincon Point-South Beach Redevelopment Project Areas in an amount not to exceed \$203,000 for the period July 1, 1998 through June 30, 1999.

Speakers – Items (f) and (g): Amelita Pascual, South of Market Foundation; Comer Marshall, Urban Economic Development Corporation; Mary Helen Rogers; Steve Indig; Will Young; Henry Perez, Sixth Street Merchants Association; Essie Collins; and Carrie Baum, South of Market Foundation.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 110-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 111-98, BE ADOPTED.

- (h) Resolution No. 112-98 authorizing a Contract with San Francisco Renaissance to provide Entrepreneurial Training Services to low and moderate income residents of All Redevelopment Project Areas in an amount not to exceed \$50,000 for the period July 1, 1998 through June 30, 1999.

Diane Bradford and Claudia Viek, San Francisco Renaissance.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 112-98 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Derf Butler, Earl Hall, Thomas Campbell Reed and Essie Collins spoke regarding the economic development issues related to the revitalization of the Lower Fillmore area in the Western Addition.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

- (a) northwest corner of 7th and Mission Streets (Federal Office Building) with S.Y. Investment Co. and the General Services Administration.
- (b) 1820 Post Street in the Western Addition A-2 with Golden Gate Apartments.

RECESS

It was moved by Mr. Dunlop, seconded by Ms. Palma, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:50 p.m.

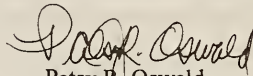
RECONVENED

At this time, 6:40 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Dunlop, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:42 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

June 30, 1998

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
23RD DAY OF JUNE, 1998

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at the Board of Supervisors' Legislative Chambers, 401 Van Ness Avenue, Room 404, in the City of San Francisco, California, at 4:00 p.m. on the 23rd day of June, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Mark Dunlop
Leroy King
Ramon Romero
Darshan Singh

and the following was absent:

Neli Palma (Arrived 4:15 p.m.)

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Representing the press was: Dan Levy, San Francisco Chronicle.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, May 12, 19 and 26, 1998; Special Meeting, May 22, 1998; Closed Session Meetings, May 5, 12, 19 and 26.
- (b) Resolution No. 113-98 authorizing a Third Amendment to the Joint Powers Agreement with the California Department of General Services governing the San Francisco State Building Authority.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION No. 113-98, BE ADOPTED.

At this time, 4:15 p.m., Ms. Palma arrived at the meeting.

NEW BUSINESS - REGULAR AGENDA

- (c) Resolution No. 114-98 authorizing award of Contract FF&E-11 with Tru-Roll in an amount not to exceed \$35,129 to furnish and install theater drapery and equipment in the theater at the Children's Center located on Central Block Three; Yerba Buena Center.
- (d) Resolution No. 115-98 authorizing award of Contract FF&E-12 with InnTel NSL, Inc. in an amount not to exceed \$72,299.34 to furnish and install a satellite PBX and voice mail system in the Children's Center located on Central Block Three; Yerba Buena Center.
- (e) Resolution No. 116-98 authorizing award of Contract FF&E-9 with EIS, Inc. in an amount not to exceed \$135,234 to furnish and install an audio/visual system in the Children's Center on Central Block Three; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 114-98, BE ADOPTED

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 115-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 116-98, BE ADOPTED.

- (f) Resolution No. 117-98 authorizing a Personal Services Contract with Regina Davis and Associates in an amount not to exceed \$75,960 for community outreach, research, analysis, writing and graphics in preparation of a Concept Plan; Proposed Bayview Hunters Point Redevelopment Project Area.

Speaker: Regina Davis, Regina Davis and Associates.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 117-98 BE ADOPTED.

- (g) Presentation by Will Lightbourne, Director, Department of Human Services, on First Source Hiring.

RECESS

The meeting recessed at 4:40 p.m., and reconvened at 5:00 p.m.

MAYOR WILLIE L. BROWN, JR. APPEARED BEFORE THE COMMISSION AND SPOKE REGARDING SELECTION OF A DEVELOPER FOR THE PURCHASE AND DEVELOPMENT OF PARCEL EB-2A LOCATED AT THE SOUTHEAST CORNER OF THIRD AND MISSION STREETS IN YERBA BUENA CENTER. HE NOTED THE IMPORTANCE OF SELECTING THE DEVELOPMENT PROPOSAL THAT OFFERS THE BEST RETURN TO THE CITY.

- (h) Resolution No. 118-98 approving the selection of finalists to compete for the right to negotiate exclusively with the Agency for the purchase and development of Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center.

The following developers made presentations: Agustin Rosas-Maxemin, Armax International, Inc; Robert Mendelsohn, Intersection Associates, LLC; and Lyman Jee, PAK, LLC.

Speakers: *Timothy Simon, The Blacklist, Inc.; *Carol Galente, Bridge Housing Corporation; *Kim Jackson, Hotel Employess Union Local 2; *Reverend Roland Gordon, Pastor, Ingleside Presbyterian Church; *Al Norman, Bayview Builders; *Randell Martinez, Cordoba Corporation; John Elberling, Yerba Buena Consortium; *Reverend Arnold Townsend; *Michael Vanderhorst, Ella Hill Hutch Community Center; **Tim McLean, Colliers International; *Michael Copeland Sydnor; *Dorf Butler, Butler Enterprise; *Don Marcos, Community Service Provider; *Reverend J.R. Richardson, Baptist Pastor's Council; and **Elizabeth Martin, Martin, Feldman Associates.

*Support for Em Johnson Alliance, LLC proposal.

**Support for Armax International, Inc.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA TO ADOPT RESOLUTION NO. 118-98.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH THAT RESOLUTION NO. 118-98 BE AMENDED TO INCLUDE ARMAX INTERNATIONAL, INC. AS A RECOMMENDED FINALIST.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, THAT RESOLUTION NO. 118-98 BE AMENDED TO INCLUDE THE TWO HIGHEST BIDDERS, ARMAX INTERNATIONAL, INC. AND INTERSECTION ASSOCIATES, LLC AS THE RECOMMENDED FINALISTS.

MR. KING WITHDREW HIS MOTION.

MS. SWEET ASKED FOR A ROLL CALL ON MR. YEE'S MOTION.

ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Dunlop
Mr. King
Ms. Palma
Mr. Romero
Ms. Sweet

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

MS. SWEET ASKED FOR A ROLL CALL ON THE MOTION MR. DUNLOP MADE TO ADOPT RESOLUTION NO. 118-98.

ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Ms. Palma
Mr. Romero
Mr. Singh
Mr. Yee
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

None

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED

At this time, 7:20 p.m., Mr. Dunlop and Mr. Singh left the meeting.

RECESS

The meeting recessed at 7:20 p.m., and reconvened at 7:45 p.m.

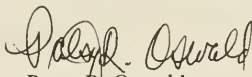
- (i) Presentations by selected finalists who will compete for the right to negotiate exclusively with the Agency for the purchase and development of Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center.

The following development teams made presentations: Carpenter & Company, LLC; Em Johnson Alliance, LLC; Museum Place, LLC; and Museum Tower Group, LLC.

ADJOURNMENT

It was moved by Mr. Yee, seconded by Mr. Romero, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:50 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

July 14, 1998

AUG 10 1998

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
30TH DAY OF JUNE, 1998

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at the Board of Supervisors' Legislative Chambers, 401 Van Ness Avenue, Room 404, in the City of San Francisco, California, at 4:00 p.m. on the 30th day of June, 1998 the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Mark Dunlop
Leroy King
Neli Palma
Ramon Romero
Darshan Singh

and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Representing the press were: Rachael Gordon, San Francisco Examiner; Dan Levy, San Francisco Chronicle; and Thay Vu, Channel 2.

MATTERS NOT APPEARING ON AGENDA

- (a) Authorizing the expenditure of an amount not to exceed \$7,698 for a three-month extension period of the Security Guard Services Contract with Cypress Security for South Beach Harbor and South Beach Park; Rincon Point-South Beach.

This is not an agenda item and, in accordance with the Brown Act regulations, a determination needs to be made by the Commission that a need to take action on this off-agenda item arose after posting of the agenda on Thursday, June 25, 1998. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a vote of at least five Commissioners is required to add this item.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT, THIS ITEM BE ADDED TO THE CONSENT AGENDA, AND IT IS DETERMINED THAT THERE IS A NEED TO TAKE IMMEDIATE ACTION AND THE NEED FOR ACTION ON THIS ITEM AROSE AFTER POSTING OF THE AGENDA ON JUNE 25, 1998.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

Resolution No. 126-98 authorizing the expenditure of an amount not to exceed \$7,698 for a three-month extension period of the Security Guard Services Contract with Cypress Security for South Beach Harbor and South Beach Park; Rincon Point-South Beach.

- (a) Approval of Minutes: Regular Meetings, June 9 and 16, 1998.
- (b) Resolution No. 119-98 authorizing a First Amendment to the Memorandum of Agreement with International Federation of Professional and Technical Engineers, Local 21.
- (c) Resolution No. 120-98 authorizing a three-month extension of the First Amendment to the Letter Agreement between the Treasure Island Development Authority and the Redevelopment Agency in an amount not to exceed \$11,250 for environmental services at Treasure Island.
- (d) Resolution No. 121-98 authorizing a First Amendment to Lease Agreement between the Agency and the Navy to extend the existing Lease Agreement for Building 606 at the Hunters Point Shipyard; Hunters Point Shipyard.
- (e) Resolution No. 122-98 authorizing the Executive Director to exercise the Agency's option to extend the Personal Services Contract with Gardeners' Guild, Inc. for a twelve month period to provide Landscape Maintenance Services for Community Facilities District No. 1 in an amount not to exceed \$80,000; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b) THROUGH (e), RESOLUTION NUMBERS 119-98 THROUGH AND INCLUDING 122-98, AND 126-98 BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (f) Resolution No. 123-98 authorizing a Personal Services Contract in an amount not to exceed \$117,519 with the San Francisco Community Clinic Consortium to act as the Fiduciary Agent for the South of Market Project Area Committee; South of Market.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 123-98 BE ADOPTED

- (g) Resolution No. 124-98 authorizing a Third Amendment to the Turner Construction Company Contract in an amount not to exceed \$360,200 for Construction Management Services for the Children's Center and Garden on CB-3; Yerba Buena Center..

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 124-98 BE ADOPTED.

- (h) Workshop on Schematic Drawings for Central Block 1 Tower and Basic Concept Drawings for Central Block 1 Connector; Yerba Buena Center.

Speakers: Paula Collins and Philip Aarons, CB-1 Entertainment Partners, LP; Gary Handel, Walter Hood and Cheryl Barton, Architects.

RECESS

The meeting recessed at 5:05 p.m. and reconvened at 5:25 p.m.

- (i) Resolution No. 125-98 approving selection of finalist for the right to negotiate exclusively with the Agency for the purchase and development of Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center.

Speakers: Redmond Kernan, RFK Associates; **Dick Dorais, Turner Construction; *Eddy Lau, Trans Pacific Geotechnical; Pat Sorber, Marriott Fisherman's Wharf; Mary Rogers, NAACP/AGAPE; **Randall Martinez, Cordoba Corporation; **Rod Carter, Bay Area Builders & Environment; **Beth Aaron, Bay Area Black Contractors Association; **Dorf Butler; *Charles Moore, Swinerton Company; *Willie Ratcliff; **Reverend Arnold Townsend; *Chuck Toms, Interstate Hotels; ***Ellison Horne, Eclectus Media; **Michael Copeland Sydnor; ***Shelley Bradford Bell, SBB Communications; ***Lloyd A. Lawrence, Jr., President, 100 Blackmen Bay Area; **Michael Johnson, Em Johnson Alliance; ***Ingrid Merriwether, Merriwether & Williams; **Rick Holliday, Bridge Housing/Holliday Development; ****Kes Narbutas, Museum Tower Group; **Thomas Callinan, Em Johnson Alliance; *Richard Friedman, Carpenter & Company; *Frank Devlin, Bovis Construction Corporation; *Dipak P. Patel, KPA Consulting Engineers/F.E. Jordan Associates; ***Wanda Whitaker, Global Exchange; ***Reggie Kelley, Inregister Printing; ***Shannon Reeves, NAACP; *Robert L. Toney, Executive Vice President, F.E. Jordan Associates; ****Bob Davis, Museum Tower Group; **Reverend Roland Gordon, Ingleside Presbyterian Church; **Norman Lew; ***Donahue Peebles, Museum Place; **Thomas Campbell Reed; and **Kevin S. Blackburn.

*Support for Carpenter & Company, Inc.

**Support for Em Johnson Alliance, LLC

***Support for Museum Place, LLC

****Support for Museum Tower Group, LLC

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA THAT STAFF BE AUTHORIZED TO ENTER INTO EXCLUSIVE NEGOTIATIONS WITH EM JOHNSON ALLIANCE, LLC FOR THE PURCHASE AND DEVELOPMENT OF PARCEL EB-2A IN YERBA BUENA CENTER.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, TO VOTE ON WHETHER TO CALL FOR THE QUESTION ON THE MAIN MOTION BY MR. DUNLOP, OR SHOULD THERE BE FURTHER DISCUSSION ON MR. DUNLOP'S MOTION.

ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Singh

AND THE FOLLOWING VOTED "NAY":

Mr. Dunlop
Ms. Palma
Mr. Romero
Ms. Sweet
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA THAT EXCLUSIVE NEGOTIATIONS BE AUTHORIZED WITH EM JOHNSON ALLIANCE, LLC FOR THE PURCHASE AND DEVELOPMENT OF PARCEL EB-2A IN YERBA BUENA CENTER, WHICH WOULD INCLUDE AGENCY PARTICIPATION IN THE PROJECT.

ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Ms. Palma
Mr. Romero

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh
Ms. Sweet

AND THE FOLLOWING ABSTAINED:

Mr. Yee

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED DUE TO A TIE VOTE.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH THAT EXCLUSIVE NEGOTIATIONS BE AUTHORIZED WITH MUSEUM PLACE, LLC FOR THE PURCHASE AND DEVELOPMENT OF PARCEL EB-2A IN YERBA BUENA CENTER, WHICH WOULD INCLUDE AGENCY PARTICIPATION IN THE PROJECT.

ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Singh
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

Mr. Dunlop
Ms. Palma
Mr. Romero

AND THE FOLLOWING ABSTAINED:

Mr. Yee

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED DUE TO A TIE VOTE.

MOTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP THAT EM JOHNSON ALLIANCE, LLC AND MUSEUM PLACE, LLC BE THE SELECTED FINALISTS WHO WILL COMPETE FOR THE RIGHT TO NEGOTIATE EXCLUSIVELY WITH THE AGENCY FOR THE PURCHASE AND DEVELOPMENT OF PARCEL EB-2A LOCATED AT THE SOUTHEAST CORNER OF THIRD AND MISSION STREETS IN YERBA BUENA CENTER.

ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Ms. Palma
Mr. Romero
Mr. Yee
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

MOTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP THAT STAFF SOLICIT A NEW BID FROM EM JOHNSON ALLIANCE, LLC AND MUSEUM PLACE, LLC ON PRICE AND AGENCY PARTICIPATION WITHIN ONE WEEK AND THAT STAFF GIVE THE COMMISSION A RECOMMENDATION BASED ON THE NEW FIGURES AND OTHER NEW CRITERIA AT THE JULY 21, 1998 MEETING.

ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Ms. Palma
Mr. Romero
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh
Ms. Sweet

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT
AGENCY RELATED MATTERS

(a) Jim Berk spoke regarding the redevelopment process in the South of Market.

CLOSED SESSION

Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with United Public Employees Local 790 and the International Federation of Professional and Technical Engineers Local 21.

RECESS

It was moved by Mr. Yee, seconded by Mr. Singh, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 8:45 p.m.

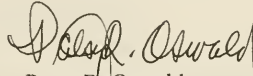
RECONVENED

At this time, 9:35 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:37 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Patsy R. Oswald".

Patsy R. Oswald
Agency Secretary

APPROVED

August 4, 1998

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM
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AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE ~~NO~~ COMMISSION MEETING ON
JULY 7, 1998

THE NEXT REGULAR MEETING WILL BE HELD ON
JULY 14, 1998

Prepared and mailed July 1, 1998

AUG 10 1998

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
14TH DAY OF JULY, 1998

68 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:25 p.m. on the 14th day of July, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Mark Dunlop
Leroy King
Neli Palma
Ramon Romero
Darshan Singh

and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Representing the press were: Chuck Finnie, San Francisco Examiner; and Dan Levy, San Francisco Chronicle.

UNFINISHED BUSINESS

CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.9(b) – Conference with Legal Counsel – significant exposure to litigation: one potential case.

RECESS

It was moved by Mr. Yee, seconded by Mr. Dunlop, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 4:30 p.m.

RECONVENED

At this time 5:35 p.m. the meeting reconvened back to the Regular Session and James B. Morales, Executive Director, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

- (b) Rescinding the action taken at the June 30, 1998 Commission meeting: (1) selecting two finalists for consideration of Exclusive Negotiations for Parcel EB-2A, Yerba Buena Center; and (2) directing staff to solicit additional financial proposals and recommend one developer for exclusive negotiations.

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ACTIONS TAKEN AT THE JUNE 30, 1998 COMMISSION MEETING RELATING TO PARCEL EB-2A IN YERBA BUENA CENTER BE RESCINDED.

- (c) Resolution No. 140-98 authorizing re-evaluation of the four proposals previously selected as finalists to compete for the right to negotiate exclusively with the Agency for the purchase and development of Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center.

Speakers: Redmond F. Kernan, RFK Associates; Mary Helen Rogers; and Agustin Maxemin, Armax International.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 140-98 BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meeting, June 23, 1998.
- (b) Resolution No. 127-98 authorizing a Personal Services Contract with Barbara Dar in an amount not to exceed \$40,000 for Administrative/Outreach Coordinator Services to the Bayview Hunters Point Project Area Committee; South Bayshore.
- (c) Resolution No. 128-98 authorizing a three-month extension of the Personal Services Contract with Patricia Nacey for an amount not to exceed \$4,050.
- (d) Resolution No. 129-98 authorizing travel for Martha Walters, Environmental Assessment Specialist, to Pittsburgh, PA and Baltimore, MD from July 29 through August 3, 1998, to discuss Brownfields programs and visit Brownfields sites and the Manchester Craftsman's Guild Facility at a cost not to exceed \$1,400.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES AND CONSENT AGENDA ITEMS (b), (c) AND (d), RESOLUTIONS NUMBERS 127-98, 128-98 AND 129-98, BE ADOPTED..

At this time, 6:00 p.m., Ms. Sweet left the meeting and Mr. Yee assumed the Chair.

RECESS

The meeting recessed at 6:00 p.m. and reconvened at 6:05 p.m.

NEW BUSINESS - REGULAR AGENDA

- (e) Public Hearing to hear all persons interested in the granting of an exception to the height limit restriction for building signs for the Metreon Project; Yerba Buena Center.

The Acting President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 130-98 granting an exception from the height limit restriction for building signs for the Metreon Project located on the east side of Fourth Street between Mission and Howard Streets; Yerba Buena Center.

Speakers: Herb Lembcke, SONY; Anita Hill, Executive Director, Yerba Buena Alliance; John Killacky, Executive Director, Center for the Arts at Yerba Buena Gardens; David Dial, Executive Director, Zeum; and Mary McCue, General Manager, Yerba Buena Gardens.

There being no further persons wishing to appear in connection with this matter, the Acting President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 130-98 BE ADOPTED

- (f) Resolution No. 131-98 conditionally approving the Revised Basic Concept Design Drawings for the proposed 92 unit development by Monahan Pacific Development Corporation, regarding the development of the site located at 246 Second Street; Yerba Buena Center.

Speakers: Anita Hill, Executive Director, Yerba Buena Alliance; David Dial, Executive Director, Zeum; and John Killacky, Executive Director, Center for the Arts at Yerba Buena Gardens.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 131-98 BE ADOPTED.

- (g) Resolution No. 132-98 conditionally approving the Revised Basic Concept Design Drawings for the proposed 92 unit development by Monahan Pacific Development Corporation, regarding the development of the site located at 246 Second Street; Yerba Buena Center.

Speaker: Victor Gonzales, Monahan Pacific Development Corporation.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 132-98 BE ADOPTED.

- (h) Resolution No. 133-98 authorizing a contract with LIMN Contract, Inc. in an amount not to exceed \$69,897.98, to furnish and install Miscellaneous Furniture in the Children's Center located on Central Block Three; Yerba Buena Center;

- (i) Resolution No. 134-98 authorizing a contract with Matthew Burke and Associates in an amount not to exceed \$34,120, to furnish and install Carousel wood flooring in the Children's Center located on Central Block Three; Yerba Buena Center.
- (j) Resolution No. 135-98 authorizing a contract with OP Contract in an amount not to exceed \$62,726.76, to furnish and install Furniture in the Children's Center located on Central Block Three; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (h), RESOLUTION NO. 133-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT ITEM (i), RESOLUTION NO. 134-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (j), RESOLUTION NO. 135-98, BE ADOPTED.

- (k) Resolution No. 136-98 authorizing a Personal Services Contract in an amount not to exceed \$225,000, with the San Francisco Housing Development Corporation for Counseling Services in the Western Addition and Hunters Point Redevelopment Project Areas, and Housing Development Services in other Redevelopment Project and Survey Areas from July 1, 1998 to June 30, 1999.

Speakers: Linette Williams and Michael Harris, San Francisco Housing Development Corporation.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 136-98 BE CONTINUED TO THE MEETING OF JULY 28, 1998.

- (l) Resolution No. 137-98 authorizing a Letter Agreement between the Redevelopment Agency of the City and County of San Francisco and the Planning Department of the City and County of San Francisco, in an amount not to exceed \$332,760 for work related to existing Redevelopment Project Areas and Redevelopment Survey Areas, to be completed in Fiscal Year 1998-1999.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 137-98 BE ADOPTED.

- (m) Resolution No. 138-98 authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$1,408,886, with Catholic Charities of the Archdiocese of San Francisco for its Leland House at 141 Leland Avenue.

Speaker: David Lloyd, Catholic Charities of the Archdiocese of San Francisco.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 138-98 BE ADOPTED.

- (n) Resolution No. 139-98 authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$464,642, with Maitri for its Residential Care Facility located at 401 Duboce.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 139-98 BE ADOPTED.

CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located on the northerly side of Sutter Street between Fillmore and Webster Streets (Parcels 677-C(1) and C(2) in the Western Addition A-2 and the entity the Agency may negotiate with is 1960 Sutter Street, LLC.
- (b) Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with United Public Employees Local 790 and the International Federation of Professional and Technical Engineers Local 21 and unrepresented members of the Agency staff.

RECESS

It was moved by Mr. Dunlop, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:50 p.m.

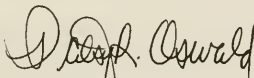
RECONVENED

At this time, 8:20 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Dunlop, seconded by Ms. Palma, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:22 p.m.

Respectfully submitted,



Patsy R. Oswald
Agency Secretary

APPROVED

August 4, 1998

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
21ST DAY OF JULY, 1998

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 21st day of July 21, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Mark Dunlop
Leroy King
Neli Palma
Ramon Romero
Darshan Singh

and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS – REGULAR AGENDA

- (a) Resolution No. 141-98 authorizing a Three-Year Lease with Mercy Charities Housing for office space located at 1035 Folsom Street for the Project Area Committee and authorizing expenditures for related costs in an amount not to exceed \$69,016; South of Market.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 141-98 BE ADOPTED.

- (b) Resolution No. 142-98 authorizing a Second Amendment to the Personal Services Contract with 3D Visions in an amount not to exceed \$20,591 for technical assistance and graphic preparation services; South Bayshore Survey Area.

ADOPTION: IT WAS MOVED MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 142-98 BE ADOPTED.

- (c) Resolution No. 143-98 authorizing Contract FF&E-13 with Musson Theatrical, Inc. in an amount not to exceed \$69,986.11 to furnish and install Theater Lighting Equipment in the Children's Center located on Central Block Three; Yerba Buena Center.

Speaker: Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 143-98 BE ADOPTED.

- (d) Resolution No. 144-98 authorizing a Resolution of Intention to approve an amendment to contract between the Board of Administration of the Public Employees' Retirement System and the Redevelopment Agency of the City and County of San Francisco.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 144-98 BE ADOPTED.

- (e) Resolution No. 145-98 amending Section 35 of the By-laws of the Redevelopment Agency of the City and County of San Francisco to limit the circumstances under which a Commissioner may abstain from voting on a matter before the Commission.

The proposed By-law amendment is as follows (new language appears in **bold and underline**):

Voting. Every official act of the Agency shall be adopted by a majority vote of the Members. A "majority vote" shall mean a majority of all Members present when a quorum is present. **Each Member present shall vote "yes" or "no" when a question is put, unless excused from voting by a motion adopted by a majority of the Members present.**

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND CARRIED, WITH COMMISSIONERS DUNLOP AND PALMA OPPOSING, THAT ITEM (e), RESOLUTION NO. 145-98, BE CONTINUED TO THE MEETING OF JULY 28, 1998.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Arnold Townsend spoke regarding the notification process for community meetings.
- (b) Mary Helen Rogers spoke regarding the notification process for community meetings and lack of handicapped access at 1962-70 Sutter Street in the Western Addition A-2.

CLOSED SESSION

Pursuant to Government Code Section 54956.9(b) – Conference with Legal Counsel – significant exposure to litigation.

RECESS

It was moved by Mr. Dunlop, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:10 p.m.

RECONVENED

At this time, 6:05 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Dunlop, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:07 p.m.

Respectfully submitted,

Patsy R. Oswald
Agency Secretary

APPROVED

August 4, 1998

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
28TH DAY OF JULY, 1998

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at the State Building Auditorium, 505 Van Ness Avenue, in the City of San Francisco, California, at 4:30 p.m. on the 28th day of July, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Mark Dunlop
Leroy King
Ramon Romero
Darshan Singh

and the following was absent:

Neli Palma (Arrived 5:35 p.m.)

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

UNFINISHED BUSINESS

- (a) Resolution No. 136-98 authorizing a Personal Services Contract in an amount not to exceed \$225,000, with the San Francisco Housing Development Corporation for Counseling Services in the Western Addition and Hunters Point Redevelopment Project Areas, and Housing Development Services in other Redevelopment Project and Survey Areas from July 1, 1998 to June 30, 1999. (Continued from the meeting of July 14, 1998)

Speakers: Linette Williams and Michael Harris, San Francisco Housing Development Corporation; Thomas Hendricks; Michele Daniels; Pauline Peele; Roehelle Frazier; Al Noman; Ollie Bryant; Charlie Walker; Jim Berk; Derek Smith; and Dwayne Jones.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 136-98 BE ADOPTED.

- (b) Resolution No. 145-98 amending Section 35 of the By-laws of the Redevelopment Agency of the City and County of San Francisco to limit the circumstances under which a Commissioner may abstain from voting on a matter before the Commission. (Continued from the meeting of July 21, 1998)

The proposed By-law amendment is as follows (new language appears in **bold and underline**):

Voting. Every official act of the Agency shall be adopted by a majority vote of the Members. A "majority vote" shall mean a majority of all Members present when a quorum is present. **Each Member present shall vote "yes" or "no" when a question is put, unless excused from voting by a motion adopted by a majority of the Members present.**

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 145-98, BE CONTINUED TO THE MEETING OF AUGUST 18, 1998.

NEW BUSINESS – REGULAR AGENDA

- (a) Resolution No. 146-98 commending and expressing appreciation to Jennifer Bell for her services upon the occasion of her departure from the Redevelopment Agency of the City and County of San Francisco.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 146-98 BE ADOPTED.

At this time, 5:35 p.m., Ms. Palma arrived at the meeting.

- (b) Resolution No. 147-98 authorizing the reallocation of \$60,000 from the Chinatown Economic Development Fund's Loan Program Line Item to the Administrative Line Item and an amendment to the Personal Services Contract with the Chinatown Economic Development Group in an amount not to exceed \$75,000 to provide administrative services in support of the implementation of the Chinatown Economic Development Plan for the period August 1, 1998 to July 31, 1999.

Speaker: Pius Lee, Chinatown Economic Development Group.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 147-98 BE ADOPTED.

- (c) Resolution No. 148-98 authorizing a Personal Services Contract with South of Market Council to provide supportive services to low income unemployed SOMA residents, particularly Temporary Assistance to Needy Families recipients and their families in an amount not to exceed \$88,000; Yerba Buena Center.

Speakers: Judith Baker; Jim Berk; Dawn Starr; Maisie Murdock; Bob Davis; Victoria Moyston; Amelita Pascual; Anna Yee; Henry Perez; Eric McDougall; Diane Rose; and John Elberling.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 148-98, BE CONTINUED TO THE MEETING OF AUGUST 11, 1998.

- (d) Resolution No. 149-98 authorizing a First Amendment to the Personal Services Contract with Keyser Marston Associates for real estate analysis concerning the evaluation of the proposed development of the Emporium site to increase the aggregate contract amount not to exceed \$40,000.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 149-98 BE ADOPTED.

- (e) Resolution No. 150-98 approving a consultant to evaluate four proposals for the purchase and development of Parcel EB-2A; Yerba Buena Center.

MOTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 150-98, BE CONTINUED TO THE MEETING OF AUGUST 11, 1998.

- (f) Workshop on the request to the Agency to consent to the transfer of the Fillmore Center Property from Fillmore Apartments, LLC, to Elkor Realty Corporation, pursuant to the Tax Exempt Bond Financing Regulatory Agreement; Western Addition A-2.

Speakers: Jeffrey Elowe and Cheryl O'Brien, Elkor Realty Corporation; Reverend Boyd; Reverend Amos Brown, Third Baptist Church; Alex Pitcher, President, San Francisco NAACP; Don Marshall; Darryl Stitt; Larry Chew; Ollie Bryant; Ulysses Montgomery; Willie Ratchiff; M. Epton; Walter Johnson; Gloria Brown; Reverend Eugene Lumpkin; Demetrius Williams; Jesse Mason; Mary Helen Rogers; Maurice Edwards; Tony Taylor; Derf Butler; Thomas Campbell Reed; Essie Collins; Arnold Townsend; and Carmen Johnson.

CLOSED SESSION

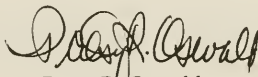
Pursuant to Government Code Section 54957.6 to instruct the Agency's designated representative to negotiate with the International Federation of Professional and Technical Engineers, Local 21.

This item was not held.

ADJOURNMENT

It was moved by Mr. Dunlop, seconded by Mr. Romero, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:45 p.m.

Respectfully submitted,



Patsy R. Oswald
Agency Secretary

APPROVED: August 18, 1998

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
4TH DAY OF AUGUST, 1998

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 4th day of August, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Mark Dunlop
Leroy King
Ramon Romero

and the following were absent:

Neli Palma (Arrived 4:40 p.m.)
Darshan Singh (Arrived 4:20 p.m.)

The President declared that a quorum was present.

Richard T. Kono, Acting Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, June 30, July 14 and 21, 1998; Closed Session Meeting, June 16, 1998.
- (b) Resolution No. 151-98 authorizing the expenditure of \$59,900 for the performance of the audit of the Agency's financial statements as of June 30, 1998, under the three-year contract with KPMG Peat Marwick, LLP and Williams, Adley & Company, LLP.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION NUMBER 151-98, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Public Hearing to hear all persons interested in a parking variance for 654 Grove Street; Western Addition A-2.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 152-98 granting a parking variance modifying the requirement for the distance between a residential building and the related off-site parking to Autumn Glow Alzheimer's Care Home, Inc. for the development located at 654 Grove Street; Western Addition A-2.

- (d) Resolution No. 153-98 authorizing an Owner Participation Agreement with Autumn Glow Alzheimer's Care Home, Inc. for the rehabilitation of 654 Grove Street; Western Addition A-2.
- (e) Resolution No. 154-98 conditionally approving the Schematic Design for the Autumn Glow Alzheimer's Care Home, Inc. development located at 654 Grove Street; Western Addition A-2.

Speaker – Items (c), (d) and (e): Alice Barkley, Attorney for the Project.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

At this time, 4:20 p.m., Mr. Singh arrived at the meeting.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 152-98, BE ADOPTED

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED ITEM (d), RESOLUTION NO. 153-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED ITEM (e), RESOLUTION NO. 154-98, BE ADOPTED.

- (f) Resolution No. 155-98 authorizing an Owner Participation Agreement with Coxhead Loft Associates, LLC for the development of 2255 Bush Street; Western Addition A-2.
- (g) Resolution No. 156-98 conditionally approving the Schematic Design for the Coxhead Loft Associates, LLC development located at 2255 Bush Street; Western Addition A-2.

Speakers – Items (f) and (g): Carl Williams and Sean Keighran, Coxhead Loft Associates, LLC.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 155-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 156-98, BE ADOPTED.

At this time, 4:40 p.m., Ms. Palma arrived at the meeting.

- (h) Workshop on Housing Preservation Program.

- (i) Resolution No. 157-98 authorizing a Grant Agreement in an amount not to exceed \$25,000 with the Antonia Manor Residents and its Fiscal Agent, for resident capacity building and preliminary financial feasibility activities under the Resident Capacity Grant Program, as part of the Agency's Housing Preservation Program.
- (j) Resolution No. 158-98 authorizing a Grant Agreement in an amount not to exceed \$25,000 with the Resident Association of All Hallows Gardens Apartments and its Fiscal Agent, The Bayview-Hunters Point Network for Elders, for resident capacity building and preliminary financial feasibility activities under the Resident Capacity Grant Program, as part of the Agency's Housing Preservation Program.

Speakers – Items (h), (i) and (j): Roger Langford, Antonia Manor Residents Council; Helen Jackson, All Hallows Gardens Apartments; Bob Isaacson; and Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (i), RESOLUTION NO. 157-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (j), RESOLUTION NO. 158-98, BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT
AGENCY RELATED MATTERS

- (a) Hanh Pham, Elkor – Reuben & Alter law firm, spoke in opposition of continuance of an item relating to the request for consent to transfer of the Fillmore Center property in the Western Addition A-2.

President Sweet indicated that the item would be continued to the meeting of August 25, 1998.

- (b) Mary Helen Rogers spoke regarding Parcel 732-A and sale of the Fillmore Center in the Western Addition A-2.
- (c) Michael Vanderhorst and Derf Bulter spoke regarding the sale of the Fillmore Center in the Western Addition A-2.
- (d) Arnold Townsend noted his opposition to a proposed liquor store in the Fillmore Jazz Preservation District in the Western Addition A-2.
- (e) Michael Nolte and Marie Franklin spoke regarding housing preservation issues.
- (f) Essie Collins spoke noted her opposition to a proposed liquor store in the Fillmore Jazz Preservation District and spoke regarding the Master Lease Program and sale of the Fillmore Center in the Western Addition A-2.

CLOSED SESSION

Pursuant to Government Code Section 54956.9(a) – Conference with Legal Counsel regarding existing litigation, Armax International, Inc. vs. San Francisco Redevelopment Agency and its Commissioners in their official capacities.

RECESS

It was moved by Mr. Yee, seconded by Mr. Dunlop, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:00 p.m.

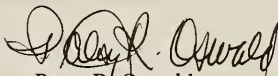
RECONVENED

At this time, 6:45 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Ms. Palma, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:47 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

August 25, 1998

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
11TH DAY OF AUGUST, 1998

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 11th day of August, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Mark Dunlop
Leroy King
Darshan Singh

and the following were absent:

Neli Palma (Arrived 4:10 p.m.)
Ramon Romero

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

UNFINISHED BUSINESS

- (a) Resolution No. 148-98 authorizing a Personal Services Contract with South of Market Council to provide supportive services to low income unemployed SOMA residents, particularly Temporary Assistance to Needy Families recipients and their families in an amount not to exceed \$88,000; Yerba Buena Center. (Continued from the meeting of July 28, 1998)

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (a), RESOLUTION NO. 148-98, BE CONTINUED.

- (b) Resolution No. 150-98 approving a consultant to evaluate four proposals for the purchase and development of Parcel EB-2A; Yerba Buena Center. (Continued from the meeting of July 28, 1998)

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 150-98, BE CONTINUED.

At this time, 4:10 p.m., Ms. Palma arrived at the meeting.

NEW BUSINESS – REGULAR AGENDA

- (a) Resolution No. 159-98 authorizing an amendment to the contract between the Board of Administration of the Public Employees' Retirement System and the Redevelopment Agency of the City and County of San Francisco.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 159-98 BE ADOPTED.

- (b) Resolution No. 160-98 authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco for its HIV Housing Assistance Program in an amount not to exceed \$292,501.

Speakers: Mary Helen Rogers; and Sophie Lei Aldrich, Catholic Charities.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 160-98, BE ADOPTED

- (c) Resolution No. 161-98 authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco for its HIV Housing Assistance Program in an amount not to exceed \$292,501.

Speaker: Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 161-98 BE ADOPTED.

- (d) Resolution No. 162-98 authorizing a Fourth Amendment which revises the performance schedule of the Disposition and Development Agreement with Armax Yerba Buena, LLC in connection with the purchase and development of Parcel 3751-H located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.

Speakers: Al Norman; John Elberling; Larry Bond and Howard Wexler, Armax Yerba Buena, LLC.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 162-98 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Mary Helen Rogers requested information on Parcel 732-A in the Western Addition.

President Sweet asked for a moment of silence on the passing of Lulann McGriff, known for her championing of civil rights and San Francisco's longest serving NAACP President.

CLOSED SESSION

- (a) Pursuant to Government Section 54956.9(a) – Conference with Legal Counsel regarding existing litigation – AMB Realty vs. San Francisco Redevelopment Agency.
- (b) Pursuant to Government Code Section 54957: Appointment of Deputy Executive Director, Finance and Administration and Agency Treasurer.

RECESS

It was moved by Mr. Dunlop, seconded by Ms. Palma, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 4:50 p.m.

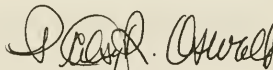
RECONVENED

At this time, 5:35 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:37 p.m.

Respectfully submitted,



Patsy R. Oswald
Agency Secretary

APPROVED

August 25, 1998

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
18TH DAY OF AUGUST, 1998

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 18th day of August, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Leroy King
Neli Palma
Darshan Singh

and the following were absent:

Mark Dunlop
Ramon Romero

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Representing the press was: Chuck Finnie, San Francisco Examiner.

UNFINISHED BUSINESS

- (a) Resolution No. 145-98 Amending Section 35 of the By-laws of the Redevelopment Agency of the City and County of San Francisco to limit the circumstances under which a Commissioner may abstain from voting on a matter before the Commission. (Continued from the meetings of July 21 and 28, 1998) (Resolution No. 145-98)

The proposed By-law amendment is as follows (new language appears in **bold and underline**):

Voting. Every official act of the Agency shall be adopted by a majority vote of the Members. A "majority vote" shall mean a majority of all Members present when a quorum is present. **Each Member present shall vote "yes" or "no" when a question is put, unless excused from voting by a motion adopted by a majority of the Members present.**

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (a), RESOLUTION NO. 145-98, BE CONTINUED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meeting, July 28, 1998; Closed Session Meetings, June 30, July 14, 21 and August 4, 1998.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 163-98 authorizing a Grant Agreement in an amount not to exceed \$25,000 with the Alexander Tenants Association and its Fiscal Agent, The North of Market Development Corporation, for resident capacity building and preliminary financial feasibility activities under the Resident Capacity Grant Program as part of the Agency's Housing Preservation Program.

Speaker: Angelo Thomasello, Alexander Tenants Association.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 163-98 BE ADOPTED

At this time, item (d) was considered.

- (d) Resolution No. 165-98 a \$1,577,000 increase in construction contingency funds for the Children's Center construction contracts and the aggregation of change order authority among all such contracts; Yerba Buena Center.

Speakers: Dick Dorais, Turner Construction; Mary Helen Rogers; and Jim Collins.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 165-98 ADOPTED.

- (e) Resolution No. 164-98 authorizing modifications to the Request for Qualifications for a Master Developer and Hilltop Housing Developer; Hunters Point Shipyard.

Speakers: Kofi Bonner, Mayor's Office; Charlie Swanson, Golden West Studios; Willa Sims and Diana Oertel, Hunters Point Shipyard Citizens Advisory Committee; and Al Norman, Bayview Hunters Point Project Area Committee.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 164-98 BE ADOPTED.

RECESS

It was moved by Mr. Yee, seconded by Mr. Singh, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:20 p.m.

RECONVENED

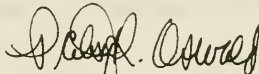
At this time, 7:35 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act with respect to item (a) and the two additional Closed Session items.

With respect to item (b), the Commission approved the appointment of Tiza G. Peterson as Deputy Executive Director, Finance and Administration and Agency Treasurer.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:37 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald", is written over the printed name.

Patsy R. Oswald
Agency Secretary

APPROVED

September 15, 1998

RECESS

The meeting recessed at 5:15 p.m. and reconvened at 5:20 p.m.

- (e) Workshop on the City's Empowerment Zone Application.
- (f) Workshop on the Schematic Drawings for the GAP Building on Development Parcel C-1 located at Steuart, Folsom and Spear Streets; Rincon Point-South Beach.

Speakers: Graham Wyatt, Laurie Olin and Cheryl Barton, Architects; and David Osgood, Rincon Center Tenants Association.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) Report on the proposed development of the Emporium site.

This item was not held.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT
AGENCY RELATED MATTERS

- (a) Derf Butler requested information regarding Parcel 732-A in the Western Addition A-2.

CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.9(a) – Conference with Legal Counsel regarding existing litigation, Armax International, Inc. vs. San Francisco Redevelopment Agency and its Commissioners in their official capacities.
- (b) Pursuant to Government Code Section 54957: Appointment of Deputy Executive Director, Finance and Administration and Agency Treasurer.

There are two additional Closed Session items which arose subsequent to posting of the agenda on Friday, August 14, 1998. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a unanimous vote of the Commissioners is required to add these items.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT, IN ACCORDANCE WITH THE BROWN ACT, THESE ITEMS BE ADDED TO THE AGENDA, AND IT IS DETERMINED THAT THERE IS A NEED TO TAKE IMMEDIATE ACTION AND THE NEED FOR ACTION ON THESE ITEMS AROSE AFTER POSTING OF THE AGENDA ON AUGUST 14, 1998.

Pursuant to Government Code Section 54956.9(b) – Conference with Legal Counsel regarding significant exposure to litigation – one potential case.

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located on the north side of Howard Street between Third and Fourth Streets in Yerba Buena Center with Cloud's Cafe.

OCT 15 1998

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
25 TH DAY OF AUGUST, 1998

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/25/98
The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at the Board of Supervisors' Legislative Chambers, 401 Van Ness Avenue, Room 404, in the City of San Francisco, California, at 4:25 p.m. on the 25th day of August, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Mark Dunlop
Leroy King
Neli Palma
Ramon Romero
Darshan Singh

and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, August 4 and 11, 1998.
- (b) Resolution No. 166-98 authorizing a re-negotiated Memorandum of Agreement with International Federation Professional and Technical Engineers, Local 21, for the period of July 1, 1998 through June 30, 2001.
- (c) Resolution No. 167-98 authorizing a First Amendment to the Memorandum of Agreement with United Public Employees, Local 790 to modify salary and retirement benefits, add certain classifications to the bargaining unit as outlined in Side Letter No. 2 and to incorporate Agency Personnel Policy Amendments as Side Letter No. 3 with respect to the Equal Benefits Ordinance.
- (d) Resolution No. 168-98 authorizing Sylvester McGuire, Contract Compliance Specialist, to travel to Philadelphia Pennsylvania to attend "The 1998 American Contract Compliance Association Training Institute" from September 9-13, 1998 at a cost not to exceed \$2,000.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b), (c) AND (d), RESOLUTION NUMBERS 166-98, 167-98 AND 168-98 BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (e) Public Hearing to hear all persons interested in a Disposition and Development Agreement for Parcels 677C(1) and C(2); Western Addition A-2.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 169-98 authorizing a Disposition and Development Agreement with 1960 Sutter Street, LLC for the purchase and development of Parcels 677C(1) and C(2) located on the north side of Sutter Street between Webster and Fillmore Streets; Western Addition A-2.

- (f) Resolution No. 170-98 conditionally approving the Schematic Design for the 1960 Sutter Street, LLC development located on the north side of Sutter Street between Webster and Fillmore Streets; Western Addition A-2.

MOTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 169-98, AND THE PUBLIC HEARING BE CONTINUED TO THE MEETING OF SEPTEMBER 1, 1998.

MOTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 170-98, BE CONTINUED TO THE MEETING OF SEPTEMBER 1, 1998.

- (g) Resolution No. 171-98 consideration of the request for consent to the transfer of the Fillmore Center Property from Fillmore Apartments, LLC, to Elkor Realty Corporation, pursuant to the Tax Exempt Bond Financing Regulatory Agreement; Western Addition A-2.

The following persons spoke in opposition to Resolution No. 171-98: Ulysses J. Montgomery, Fillmore Development Company, LLC; Alex Pitcher, NAACP; Mary Helen Rogers; John Templeton; Min Pak, Kawawa; Reverend Arnold Townsend; Richard Brown; Thomas Campbell Reed; Todd Marans, Fillmore Development Company, LLC; Walter Johnson, San Francisco Labor Council; Gloria Brown; Willie Ratcliff; Irma Estrada; Nat Mason; Derf Butler; Reverend Boyd; and Roderick Johnson.

The following persons spoke in support of Resolution No. 171-98: Ruth Garland Dewson; Essie Collins; Mel Simmons; and Jeff Elowe, Elkor Realty Corporation, Inc.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, THAT RESOLUTION NO. 171-98 BE AMENDED TO CONDITION THE AGENCY'S CONSENT ON THE DEVELOPER'S AGREEMENT TO AMEND THE LDA OR REGULATORY AGREEMENT SO THAT: THE HOUSING UNITS FOR LOWER INCOME TENANTS WOULD REMAIN AFFORDABLE TO THE YEAR 2017; ANNUAL RENT INCREASES FOR THE AFFORDABLE UNITS WOULD NOT EXCEED ½ OF THE PERCENTAGE INCREASE IN MEDIAN INCOME FOR SAN FRANCISCO; AND TENANTS IN LOWER INCOME UNITS WOULD NOT BE EVICTED ARBITRARILY BY RESTRICTING EVICTION TO REASONS PERMITTED BY THE SAN FRANCISCO RENT CONTROL LAW; AND THE EXECUTIVE DIRECTOR WOULD HAVE AUTHORITY TO NEGOTIATE AND EXECUTE THE APPROPRIATE AMENDMENT.

ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Ms. Palma
Mr. Romero
Mr. Yee
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, THAT RESOLUTION NO. 171-98, AS AMENDED, BE ADOPTED.

ON ROLL CALL THE FOLLOWING VOTE "AYE":

Mr. Dunlop
Ms. Palma
Mr. Romero
Mr. Yee

THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh
Ms. Sweet

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

At this time, 6:55 p.m., Mr. Yee left the meeting.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT
AGENCY RELATED MATTERS

- (a) Jannette Patterson, People for the Ethical Treatment of Animals, spoke regarding animal research at the University of California at San Francisco.
- (b) Essie Collins spoke regarding animal research at the University of California at San Francisco and Parcels 677C(1) and (2) in the Western Addition A-2.

CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northeast corner of Third and Mission Streets in Yerba Buena Center and the entity the Agency may negotiate with is Third and Mission Associates, LLC
- (b) Pursuant to Government Code Section 54956.9(a) – Conference with Legal Counsel regarding existing litigation – AMB Realty vs. San Francisco Redevelopment Agency.
- (c) Pursuant to Government Code Section 54956.9(c) – Conference with Legal Counsel regarding initiation of litigation: one potential case.

RECESS

It was moved by Mr. Dunlop, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:10 p.m.

RECONVENED

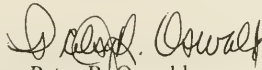
At this time, 7:40 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act with respect to items (a) and (c).

With respect to item (b), the Commission approved the settlement agreement in the AMB Properties lawsuit against the Agency, in which AMB released the Agency and agreed to pay \$230,000 of the Agency's attorney's fees and costs, with Commissioners King, Dunlop, Romero, Palma and Singh voting in the affirmative to approve it. Commissioner Yee was not present for the vote.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald". The signature is fluid and cursive, with the first name "Patsy" being more prominent.

Patsy R. Oswald
Agency Secretary

APPROVED

September 22, 1998

SAN FRANCISCO REDEVELOPMENT AGENCY

770 Golden Gate Avenue
San Francisco, CA 94102
749-2400

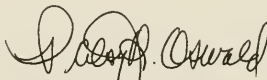
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CALL AND NOTICE OF SPECIAL MEETING
OF THE
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF
SAN FRANCISCO

PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY NOTICE
IS HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of the
City and County of San Francisco will be held in Room 404 at 401 Van Ness
Avenue, San Francisco, California, at 1:30 o'clock p.m. on Thursday, August 27,
1998, for the purpose of holding a joint public hearing with the City Planning
Commission to receive public comment on the Draft Environmental Impact
Report for the Pacific Exchange Development project. The project site is in the
Rincon Point area of San Francisco, occupying the north side of Folsom Street
between Main and Spear Streets.


Patsy R. Oswald
Agency Secretary

Date: August 20, 1998

SAN FRANCISCO REDEVELOPMENT AGENCY

August 27, 1998

The Minutes of this meeting are not available.

OCT 15 1998

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
1ST DAY OF SEPTEMBER, 1998

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9/1/98

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 1st day of September, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Mark Dunlop
Leroy King
Ramon Romero
Darshan Singh

and the following was absent:

Neli Palma (Arrived at 4:35 p.m.)

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

UNFINISHED BUSINESS

- (a) Public Hearing to hear all persons interested in a Disposition and Development Agreement for Parcels 677C(1) and C(2); Western Addition A-2.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 169-98 authorizing a Disposition and Development Agreement with 1960 Sutter Street, LLC for the purchase and development of Parcels 677C(1) and C(2) located on the north side of Sutter Street between Fillmore and Webster Streets; Western Addition A-2. (Continued from the meeting of August 25, 1998)

Resolution No. 170-98 conditionally approving the Schematic Design for the 1960 Sutter Street, LLC development located on the north side of Sutter Street between Fillmore and Webster Streets; Western Addition A-2. (Continued from the meeting of August 25, 1998)

At this time, 4:35 p.m., Ms. Palma arrived at the meeting.

Speakers – Items (a) and (b): Paula Collins and Joseph Skiffer, 1960 Sutter Street, LLC; Palmer Sessel; Marvin Lambert; Mary Helen Rogers; Wade Woods; M.J. Staymates; and Derf Butler.

There being no further persons wishing to appear in connection with this matter, the President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (a), RESOLUTION NO. 169-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 170-98, BE ADOPTED.

NEW BUSINESS – REGULAR AGENDA

- (a) Resolution No. 173-98 authorizing a Third Amendment to the Agreement for Disposition of Land for Private Development with the Mexican Museum for the purchase and development of Parcel CB-1-MM located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center.

Speaker: Lorraine Garcia-Nakata, Mexican Museum.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 173-98 BE ADOPTED.

- (b) Resolution No. 174-98 conditionally approving the Schematic Drawings for the GAP, Inc's Headquarters Office Building to be located on Development Parcel C-1; Rincon Point-South Beach.

Speakers: Rick Mariano and Jim Haas, Rincon Point-South Beach Citizens Advisory Committee; David Nugent; David Osgood, Rincon Center Tenants Association; Jeffrey Leibovitz; Tomas Lee, Supervisor Tom Ammiano; and Graham Wyatt, Architect for the GAP, Inc.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 174-98 BE ADOPTED.

At this time, 5:35 p.m., Ms. Palma left the meeting.

RECESS

The meeting recessed at 5:35 p.m. and reconvened at 6:00 p.m.

- (c) Workshop on the Schematic Design for the Fillmore Streetscape and Urban Design Improvements; Western Addition A-2.

Speakers: Rod Henmi, Michael Willis Associates; Essie Collins; Mary Helen Rogers; Derf Butler; and Thomas Campbell Reed.

- (d) Workshop presentation on proposed Mission Bay North and South Redevelopment Projects.

Speakers: David Prowler, Mayor's Office, Andrea Jones, Catellus; Stan Smith, Chair, Mission Bay Citizens Advisory Committee; Jim Berk, South of Market Project Area Committee; Jannette Patterson; Dr. Elliot Katz; Nancy Kivette; Baron Miller; Nancy Hitchcock; Whitney Jones, Council of Community Housing Organizations; and Robin Jones, UCSF.

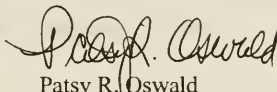
PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT
AGENCY RELATED MATTERS

- (a) Mary Helen Rogers spoke regarding the AIDS Program in the Western Addition A-2.
- (b) Jim Berk spoke regarding matters related to the South of Market Project Area.

ADJOURNMENT

It was moved by Mr. Singh, seconded by Mr. Romero, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:00 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patsy R. Oswald".

Patsy R. Oswald
Agency Secretary

APPROVED

September 29, 1998

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SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM
www.ci.sf.ca.us/sfra

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SEP 04 1998

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AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE ~~NO~~ COMMISSION MEETING ON
SEPTEMBER 8, 1998

THE NEXT REGULAR MEETING WILL BE HELD ON
SEPTEMBER 15, 1998

Prepared and mailed September 2, 1998

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#4
9/15/98

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OCT 15 1998
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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
15TH DAY OF SEPTEMBER, 1998

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 15th day of September, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

- Lynette Sweet, President
- Benny Y. Yee, Vice President
- Leroy King
- Neli Palma
- Darshan Singh

and the following was absent:

- Mark Dunlop (Arrived at 4:30 p.m.)
- Ramon Romero

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meeting, August 18, 1998; Closed Session Meetings, August 11 and 18, 1998.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 175-98 commending and expressing appreciation to G. Scott Phillips upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco.

Speaker: G. Scott Phillips.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 175-98 BE ADOPTED

- (c) Resolution No. 176-98 establishing classifications of positions and compensation for the Agency staff and establishing the authority for appointment to and vacation from positions under said classifications and other matters.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 176-98 BE ADOPTED.

At this time, 4:30 p.m., Mr. Dunlop arrived at the meeting.

- (d) Resolution No. 177-98 authorizing a First Amendment to the Personal Services Contract between Rudnick & Wolfe and the Redevelopment Agency of the City and County of San Francisco, to increase the aggregate contract amount by \$14,000 to \$33,000, in connection with the development of a new stadium and shopping mall at Candlestick Point.

Speakers: Mary Helen Rogers; and Rich Hillis, Mayor's Office.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 177-98 BE ADOPTED.

Item (k) was considered at this time.

- (k) Workshop – Proposition A Affordable Housing Program.

Speakers: Marcia Rosen, Mayor's Office of Housing; Michael Vanderhorst; and Mary Helen Rogers.

- (e) Resolution No. 178-98 conditionally approving the Schematic Design for the Fillmore Streetscape and Urban Design Improvements along Fillmore Street for the blocks between Post Street and Golden Gate Avenue; Western Addition A-1 and A-2.

Speaker: Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 178-98 BE ADOPTED.

- (f) Resolution No. 179-98 authorizing a Grant Agreement with the Shoreview Residents Association and its Fiscal Agent, the accounting firm of Tremelling, Montgomery & Associates, for an aggregate amount not to exceed \$25,000, under the Resident Capacity Grant Program as part of the Agency's Housing Preservation Program.

Speakers: Dorothy Peterson, Shoreview Residents Association; Espanola Jackson; Alvin Jones; Irikefe Onovakuri, Shoreview Residents Association; and Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 179-98 BE ADOPTED.

- (g) Workshop on the Transbay Redevelopment Survey Area.
- (h) Resolution No. 180-98 authorizing a First Amendment to a Personal Services Contract with Environmental Science Associates, Inc. to increase the amount payable under the contract to \$605,110 for Environmental Review Services; Transbay Redevelopment Survey Area.

Speaker: Karl Heisler, Environmental Science Associates, Inc.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 180-98 BE ADOPTED.

- (i) Resolution No. 181-98 authorizing a Housing Opportunities for Persons with AIDS Capital Loan Agreement with Bridge Housing Corporation in an amount not to exceed \$2,000,000 for acquisition of 1 Church Street.

Speakers: Carol Galante, Bridge Housing Corporation; and Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 181-98 BE ADOPTED.

- (j) Workshop on potential revisions to eligibility criteria of the Certificate of Preference Program and the administration of the Program.

Speakers: Espanola Jackson; Mary Helen Rogers; Carmen Johnson; Dorothy Peterson; Richard Brown; Reverend Arnold Townsend; Essie Collins; and Jean Pope.

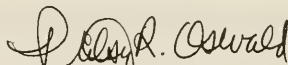
PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT
AGENCY RELATED MATTERS

- (a) Gloria Brown and Richard Brown spoke regarding tenant issues at the Fillmore Center in the Western Addition.

ADJOURNMENT

It was moved by Mr. Dunlop, seconded by Mr. Yee, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:00 p.m.

Respectfully submitted,



Patsy R. Oswald
Agency Secretary

APPROVED

September 29, 1998

SAN FRANCISCO REDEVELOPMENT AGENCY

BOARD OF SUPERVISORS' LEGISLATIVE CHAMBERS
401 VAN NESS AVENUE, ROOM 404
SAN FRANCISCO, CA 94102
www.ci.sf.ca.us/sfra

DATE: SEPTEMBER 17, 1998
TIME: 1:30 P.M.

PLEASE NOTE LOCATION OF MEETING
BOARD OF SUPERVISORS' LEGISLATIVE CHAMBERS
401 VAN NESS AVENUE, ROOM 404

SPECIAL MEETING

(Joint Public Hearing and Special Meeting with the City Planning Commission)
(Members of the public have a right to address the Commission on items described in this notice)

A G E N D A

for copy 1st printed 9/14/98
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SEP 16 1998

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1. Recognition of a Quorum.
2. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
3. Matters of New Business:
 - (a) Certifying that a Final Subsequent Environmental Impact Report for the proposed Mission Bay North and Mission Bay South Redevelopment Plans reflects the independent judgment and analysis of the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 182-98).

Action Taken: _____

NOTE: ITEMS (b) THROUGH (n) WILL BE CONSIDERED IN THE CONTEXT OF TWO PUBLIC HEARINGS BOTH OF WHICH WILL BE CALLED AT THIS POINT IN THE PROCEEDINGS AND CONDUCTED CONCURRENTLY.

Public Hearing to hear all persons interested in the proposed Mission Bay North Redevelopment Plan.

Public Hearing to hear all persons interested in the proposed Mission Bay South Redevelopment Plan.

- (b) Adopting Environmental Findings (And a Statement of Overriding Considerations) pursuant to the California Environmental Quality Act and State Guidelines in connection with the approval of Redevelopment Plans, Designs for Development Owner Participation Rules and Business Occupant Reentry Preference Rules for the Mission Bay North and Mission Bay South Redevelopment Project Areas and approval of Reports on the Redevelopment Plans, and the conditional approval of Owner Participation Agreements, Interagency Cooperation Agreements, Tax Increment Allocation Agreements, an Open Space Lease and an Affordable Housing Policy. (Resolution No. 183-98)

Action Taken: _____

- (c) Approving the Report to the Board of Supervisors on the proposed Redevelopment Plan for the Mission Bay North Redevelopment Project Area and Authorizing Transmittal of the Report to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 184-98)

Action Taken: _____

- (d) Approving the proposed Redevelopment Plan for the Mission Bay North Redevelopment Project Area: transmitting the proposed Plan to the City Planning Commission; recommending approval of the proposed Plan by the Board of Supervisors; and submitting the Agency's recommendation, including the proposed Plan, to the Board of Supervisors. (Resolution No. 185-98).

Action Taken: _____

- (e) Conditionally approving the Design for Development for the Mission Bay North Redevelopment Project Area. (Resolution No. 186-98)

Action Taken: _____

- (f) Conditionally approving Owner Participation Rules and a Business Reentry Preference Program for the Proposed Mission Bay North Redevelopment Project Area. (Resolution No. 187-98).

Action Taken: _____

- (g) Conditionally authorizing execution of an Owner Participation Agreement and Related Documents between Catellus Development Corporation and the Redevelopment Agency of the City and County of San Francisco (the Agency), and an Interagency Cooperation Agreement, a Tax Allocation Agreement and Related Documents between the Agency and the City and County of San Francisco for development of the proposed Mission Bay North Redevelopment Project Area. (Resolution No. 188-98)

Action Taken: _____

- (h) Approving the Report to the Board of Supervisors on the proposed Redevelopment Plan for the Mission Bay South Redevelopment Project Area and Authorizing Transmittal of the Report to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 189-98)

Action Taken: _____

- (i) Approving the proposed Redevelopment Plan for the Mission Bay South Redevelopment Project Area; transmitting the proposed Plan to the City Planning Commission; recommending approval of the proposed Plan by the Board of Supervisors; and submitting the Agency's recommendation, including the proposed Plan, to the Board of Supervisors. (Resolution No. 190-98)

Action Taken: _____

- (j) Conditionally approving the Design for Development for the Mission Bay South Redevelopment Project Area. (Resolution No. 191-98)

Action Taken: _____

- (k) Conditionally approving Owner Participation Rules and a Business Reentry Preference Program for the Proposed Mission Bay South Redevelopment Project Area. (Resolution No. 192-98)

Action Taken: _____

- (l) Conditionally authorizing execution of an Owner Participation Agreement and Related Documents between Catellus Development Corporation and the Redevelopment Agency of the City and County of San Francisco (the Agency's), and an Interagency Cooperation Agreement, a Tax Increment Allocation Agreement, and Related Documents between the Agency and the City and County of San Francisco for Development of the proposed Mission Bay South Redevelopment Project Area. (Resolution No. 193-98)

Action Taken: _____

- (m) Conditionally adopting an Affordable Housing Policy for the proposed Mission Bay North and Mission Bay South Redevelopment Project Areas.
(Resolution No. 194-98)

Action Taken: _____

- (n) Conditionally authorizing execution of a Lease between the City and County of San Francisco acting through the San Francisco Port Commission, as Landlord, and the Redevelopment Agency of the City and County of San Francisco, as Tenant, for certain open space parcels in the proposed Mission Bay North and South Redevelopment Project Areas and the Bayfront Park (Resolution No. 195-98)

Action Taken: _____

- (o) Commending the Mission Bay Citizens Advisory Committee and expressing the intention of the Agency to consult with the Committee on the implementation of the Mission Bay North and South Redevelopment Projects. (Resolution No. 196-98)

Action Taken: _____

4. Commissioners' Questions and Matters
5. Adjournment

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY

1. American sign language and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held in the Legislative Chambers of the Board of Supervisors, 401 Van Ness Avenue, Room 404 in San Francisco. The Chamber is wheelchair accessible. Accessible **MUNI** lines serving this location are: #42 Downtown Loop and the #71 Haight/Noriega and the F Line to Market and Van Ness and the Metro stations at Van Ness and Market and at Civic Center. For more information about **MUNI** accessible services, call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking the vicinity of the Veterans Building adjacent to Davies Hall and the War Memorial Complex.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

September 17, 1998

The Minutes of this meeting are not available.

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
22ND DAY OF SEPTEMBER, 1998

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 22nd day of September, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Mark Dunlop
Leroy King
Neli Palma
Ramon Romero
Darshan Singh

and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meeting, August 25, 1998; Special Meeting, August 27, 1998; and Closed Session Meeting, August 25, 1998.
- (b) Resolution No. 197-98 authorizing a one-month extension to the Land Maintenance Contract with Gardeners' Guild, Inc. for Landscape Maintenance Services for Community Facilities District No. 1 in an amount not to exceed \$7,000; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION NO. 197-98, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Resolution No. 198-98 authorizing a Personal Services Contract with KPMG Peat Marwick, LLP for an amount not to exceed \$50,000 to evaluate proposals from four developers seeking exclusive negotiation rights for the purchase and development of Parcel EB-2A; Yerba Buena Center.

Speaker: Paul Garity, KMPG Peat Marwick, LLP.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 198-98 BE ADOPTED

- (d) Resolution No. 199-98 endorsement of the strategies and funding priorities set forth in the update to the San Francisco five-year HIV/AIDS Housing Plan.

Speakers: Mark Trotz, Department Public Health; Carla Javitts, Corporation for Supportive Housing; and Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 199-98 BE ADOPTED.

- (e) Resolution No. 200-98 authorizing the issuance of a Request for Proposals for the administration of a Housing Opportunities for Persons with AIDS Partial Rent Subsidy Program in an amount not to exceed \$1,200,000.

Speaker: Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 200-98 BE ADOPTED.

Speaker: Mary Helen Rogers.

At this time, 5:20 p.m., Mr. Singh left the meeting.

- (f) Workshop on Tax-Exempt Mortgage Revenue Bonds.

Speaker: Mary Helen Rogers.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Mary Helen Rogers spoke regarding Parcel 732-A in the Western Addition and Catholic Charities as the service provider for the Housing Opportunities for Persons with AIDS Program at 1652 Eddy Street.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northwest corner of Seventh and Mission Streets (Federal Office Building) and the entities the Agency may negotiate with are S.Y. Investment Co. and the General Services Administration.

RECESS

It was moved by Mr. Dunlop, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:55 p.m.


RECONVENED

At this time, 6:25 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Romero, seconded by Mr. Dunlop, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:27 p.m.

Respectfully submitted,


Estelle Crawford
Acting Agency Secretary

APPROVED

October 6, 1998

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
29TH DAY OF SEPTEMBER, 1998

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 29th day of September, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Mark Dunlop
Leroy King
Neli Palma
Ramon Romero
Darshan Singh

and the following was absent:

Benny Y. Yee, Vice President

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

(a) Approval of Minutes: Regular Meetings, September 1 and 15, 1998.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

(b) Resolution No. 201-98 authorizing a Personal Services Contract in an amount not to exceed \$40,000 for the first year of a three-year contract beginning October 1, 1998, and with a total amount not to exceed \$130,000 over the three-year term, with either McCoy's Patrol Service or Cypress Patrol for security guard services at South Beach Harbor and South Beach Park; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH THAT ITEM (b), RESOLUTION NO. 201-98, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH McCOY'S PATROL SERVICE FOR SECURITY GUARD SERVICES AT SOUTH BEACH HARBOR AND SOUTH BEACH PARK, BE ADOPTED.

ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Dunlop
Mr. Singh
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

Ms. Palma
Mr. Romero

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (c) Resolution No. 202-98 authorizing the issuance of a Request for Proposals and approving advertising expenses in connection with the disposition and development of Site X, consisting of 12 lots located on the south side of Keith Street at Hudson Avenue, and Site FF-2, a single lot located on the north side of Oakdale Avenue at Keith Street, both for affordable for-sale homes; Hunters Point.

Speakers: Al Norman; Mary Helen Rogers; Consueco Bradford; and Queen Lynn Jean Philippe.

MOTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, THAT ITEM (c), RESOLUTION NO. 202-98, BE TABLED TO OCTOBER 20, 1998.

ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Singh
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

Mr. Dunlop
Ms. Palma
Mr. Romero

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT DECLARED THAT THE MOTION FAILED DUE TO A TIE VOTE.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA THAT THE WORDING OF THE REQUEST FOR PROPOSALS ON PAGE 12, STEP 2, B, NO. 1 BE AMENDED TO READ AS FOLLOWS: **STAFF REVIEW AND RECOMMENDATIONS**: AGENCY STAFF WILL REVIEW ALL RESPONSIVE PROPOSALS AND PROVIDE AN ASSESSMENT THAT RANKS ALL QUALIFIED PROPOSALS AND PRESENT THOSE PROPOSALS TO THE REDEVELOPMENT AGENCY COMMISSION FOR A DEVELOPER (S) FOR WHICH TO ENTER INTO EXCLUSIVE NEGOTIATIONS.

ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Ms. Palma
Mr. Romero
Mr. Singh
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

None

AND THE FOLLOWING ABSTAINED:

None

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, THAT RESOLUTION NO. 202-98, AS AMENDED, BE ADOPTED.

ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Ms. Palma
Mr. Romero
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

Mr. Singh

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (d) Resolution No. 203-98 authorizing the issuance, sale and delivery of Multifamily Housing Revenue Bonds (GNMA Collateralized – 1045 Mission Apartments) in one or more series in an aggregate principal amount not to exceed \$30,000,000, to finance residential facilities at 1045 Mission Street for redevelopment purposes and approving and authorizing actions and documents relating thereto; South of Market.

Speaker: Oz Erickson, Emerald Fund.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 203-98 BE ADOPTED.

- (e) Public Hearing to hear all persons interested in the lease of land located at 1555 Turk Street in the Western Addition A-2.

The President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 204-98 authorizing the Executive Director to enter into: (1) a Purchase Agreement with Laurel Gardens of Bethel A.M.E. Church, Inc. an amount not to exceed \$1,328,173; (2) a Tax Increment Loan Agreement with Laurel Gardens of Bethel A.M.E. Church, L.P. in an amount not to exceed \$672,915; and (3) a 99-year Ground Lease with Laurel Gardens of Bethel A.M.E. Church, L.P. related to the acquisition and rehabilitation of Laurel Gardens, 1555 Turk Street, as part of the Agency's Housing Preservation Program; Western Addition A-2.

- (f) Resolution No. 205-98 authorizing the issuance, sale and delivery of Multifamily Housing Revenue Bonds (GNMA Collateralized – Laurel Gardens Apartments) in one or more series in an aggregate principal amount not to exceed \$3,000,000, to finance residential facilities at 1555 Turk Street for redevelopment purposes and approving and authorizing actions and documents relating thereto; Western Addition A-2.

Speakers: Reverend Edgar Boyd, Bethel A.M.E. Church; and Susan Downey, resident of Laurel Gardens.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 204-98, AND THE PUBLIC HEARING BE CONTINUED TO THE MEETING OF OCTOBER 6, 1998.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 205-98, BE CONTINUED TO THE MEETING OF OCTOBER 6, 1998.

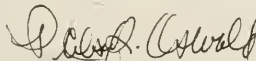
PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY
RELATED MATTERS

- (a) Mary Helen Rogers spoke regarding the 1998 Holiday Celebration on Fillmore Street.
- (b) Gloria Brown spoke regarding tenant issues at the Fillmore Center in the Western Addition A-2.
- (c) Michael Vanderhorst spoke regarding housing preservation issues.
- (d) Derf Butler spoke regarding employment issues at the Fillmore Center in the Western Addition A-2.

ADJOURNMENT

It was moved by Mr. Dunlop, seconded by Ms. Palma, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:00 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

November 10, 1998

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
6TH DAY OF OCTOBER, 1998

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 5:05 p.m. on the 6th day of October, 1998, the place and date duly established for holding of such a meeting.

The By-Laws require that, in the absence of a President and Vice President, the Commissioners select a Commissioner present as Temporary President for the purpose of conducting the meeting and performing the duties of President.

MOTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED MR. DUNLOP BE SELECTED AS TEMPORARY PRESIDENT.

The Temporary President called the meeting to order and on roll call the following answered present:

Mark Dunlop, Temporary President
Leroy King
Neli Palma
Ramon Romero
Darshan Singh

and the following were absent:

Lynette Sweet, President
Benny Y. Yee, Vice President

The Temporary President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

UNFINISHED BUSINESS

- (a) Public Hearing to hear all persons interested in the lease of land located at 1555 Turk Street; Western Addition A-2.

The Temporary President opened the Public Hearing to hear all persons interested in this matter.

Resolution No. 204-98 authorizing the Executive Director to enter into: (1) a Purchase Agreement with Laurel Gardens of Bethel A.M.E. Church, Inc., in an amount not to exceed \$1,328,173; (2) a Tax Increment Loan Agreement with Laurel Gardens of Bethel A.M.E. Church, L.P. in an amount not to exceed \$672,915; and (3) a 99-year Ground Lease with Laurel Gardens of Bethel A.M.E. Church, L.P. related to the acquisition and rehabilitation of Laurel Gardens, 1555 Turk Street, as part of the Agency's Housing Preservation Program; Western Addition A-2. (Continued from the meeting of September 29, 1998)

- (b) Resolution No. 205-98 authorizing the issuance, sale and delivery of Multifamily Housing Revenue Bonds (GNMA Collateralized – Laurel Gardens Apartments) in one or more series in an aggregate principal amount not to exceed \$3,000,000, to finance residential facilities at 1555 Turk Street for redevelopment purposes and approving and authorizing actions and documents relating thereto; Western Addition A-2. (Continued from the meeting of September 29, 1998)

Staff described the Agency's financial commitment to the transaction, including the ground lease provision authorizing up to \$450,000 of lease rent to be used to support project feasibility as a contingent pledge.

The following persons spoke in support of items (a) and (b): Reverend Edgar Boyd; Susan Downey, Lekareva Yuliya, Walter Nash, Russell Cooper and Dorothea Williams, Laurel Gardens Apartments; Mary Helen Rogers; Reverend Arnold Townsend; Derf Butler; Ulysses Montgomery; and Roger Langford, Antonio Manor.

The following person spoke in opposition to items (a) and (b): Nathan Burgess.

There being no further persons wishing to appear in connection with this matter, the Temporary President declared the Public Hearing closed.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (a), RESOLUTION NO. 204-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 205-98, BE ADOPTED.

CONSENT AGENDA

- (a) Approval of Minutes: Regular Meeting, September 22, 1998.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 208-98 authorizing approval of the issuance, sale and delivery of Mortgage Revenue Bonds and related actions and documents with respect to the refunding of the Mariposa Gardens Apartments located at 501 Hampshire Street in an amount not to exceed \$14,000,000.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 208-98 BE ADOPTED

- (c) Resolution No. 209-98 authorizing a First Amendment to the Personal Services Contract with the Market Street Association in an amount not to exceed \$25,000 for services to the Project Area Committee: Mid-Market Survey Area.

Speaker: Carolyn Diamond, Market Street Association/South of Market Project Area Committee.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 209-98 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Gloria Brown spoke regarding eviction of tenants from the Fillmore Center in the Western Addition A-2.

CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northeast corner of Third and Mission Streets in Yerba Buena Center and the entity the Agency may negotiate with is Third and Mission Associates, LLC.
- (b) Pursuant to Government Code Section 54957 on personnel, with respect to the position of Executive Director.

This item was continued to the meeting of October 20, 1998.

RECESS

It was moved by Mr. Singh, seconded by Ms. Palma, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:00 p.m.

RECONVENED

At this time, 6:25 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Singh, seconded by Mr. Romero, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:27 p.m.

Respectfully submitted,

Estelle Crawford
Acting Agency Secretary

APPROVED

November 10, 1998

SAN FRANCISCO REDEVELOPMENT AGENCY

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AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON
OCTOBER 13, 1998

THE NEXT REGULAR MEETING WILL BE HELD ON
OCTOBER 20, 1998

Prepared and mailed October 7, 1998

NOV 19 1998

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
20TH DAY OF OCTOBER, 1998

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:40 p.m. on the 20th day of October, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Mark Dunlop
Leroy King
Ramon Romero

and the following was absent:

Neli Palma
Darshan Singh

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 210-98 authorizing a Third Amendment to the Letter Agreement with the Treasure Island Development Authority increasing the amount of the Agreement by \$52,000 to reimburse the Agency for oversight of environmental remedial activities: Treasure Island.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), RESOLUTION NO. 210-98, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 211-98 authorizing a Housing Opportunities for Persons with AIDS Capital Loan Agreement with San Francisco Housing Development Corporation in an amount not to exceed \$750,000 for acquisition of 4445 3rd Street.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 211-98 BE ADOPTED

- (c) Resolution No. 212-98 amending Section 35 of the By-laws of the Redevelopment Agency of the City and County of San Francisco to limit the circumstances under which a Commissioner may abstain from voting on a matter before the Commission.

The proposed By-law amendment is as follows (new language appears in **bold and underline**:

Voting. Every official act of the Agency shall be adopted by a majority vote of the Members. A "majority vote" shall mean a majority of all Members present when a quorum is present. **Each Member present shall vote "yes" or "no" when a question is put, unless excused from voting by a motion adopted by a majority of the Members present.**

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, THAT RESOLUTION NO. 212-98 BE TABLED.

ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Yee
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

Mr. Dunlop
Mr. Romero

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (d) Resolution No. 213-98 authorizing a Fourth Amendment to the Turner Construction Company contract in an amount not to exceed \$250,000 for construction management services for the Children's Center and Garden on Central Block 3; Yerba Buena Center.

Speaker: Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 213-98 BE ADOPTED.

- (e) Resolution No. 214-98 authorizing approval of amendments to certain bond documents with respect to the remarketing of Multifamily Mortgage Revenue Bonds related to Webster Tower and Terrace located at 1489 Webster Street; Western Addition A-2.

Speakers: Arnold Townsend, representing Webster Tower and Terrace; and Mary Helen Rogers.

MOTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, THAT ITEM (e), RESOLUTION NO. 214-98, BE CONTINUED TO THE MEETING OF OCTOBER 27, 1998.

MR. DUNLOP WITHDREW HIS SECOND TO THE MOTION.

THE MOTION DIED DUE TO LACK OF A SECOND.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 214-98 BE ADOPTED.

- (f) Workshop on housing and park design for Minna Park Family Housing located at 529-539 Minna Street; South of Market.
- (g) Resolution No. 215-98 authorizing the assignment of Affordable Housing Program Loan Agreements and Regulatory and Grant Agreements from Minna-Russ Housing Development Corporation to Minna Park Housing Partners for the development of 529-539 Minna Street; South of Market/Citywide Tax Increment Housing Program.
- (h) Resolution No. 216-98 authorizing a First Amendment to the Regulatory and Grant Agreement dated November 24, 1997 in an amount not to exceed \$780,605 with Minna Park Housing Partners for the development of 529-539 Minna Street; South of Market/ Citywide Tax Increment Housing Program.

Speakers – Items (f), (g) and (h): Ada Chan and Steve Suzuki, Asian Neighborhood Design; and Jeff Roff, South of Market Project Area Committee.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 215-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (h), RESOLUTION NO. 216-98, BE ADOPTED.

RECESS

The meeting recessed at 5:55 p.m. and reconvened at 6:05 p.m.

- (i) Workshop presentation on the Schematic Design for the Mexican Museum located on Mission Street between Third and Fourth Streets; Yerba Buena Center.

Speaker: Harrish Shah, Robinson Mills and Williams, Architects.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Harry Jamerson requested a report on utilization of African American contractors in construction contracts.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

Hunters Point Shipyard with The Point: and

northwest corner of Van Ness Avenue and Myrtle Street in the Western Addition A-2 with Centris Investment Company, Inc.

northeast corner of Third and Mission Streets in Yerba Buena Center with Third and Mission Associates.

Pursuant to Government Code Section 54957 on personnel, with respect to the position of Executive Director.

RECESS

It was moved by Mr. Yee, seconded by Mr. Romero, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:45 p.m.

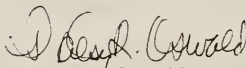
RECONVENED

At this time, 8:05 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Dunlop, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:07p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

November 10, 1998

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
27TH DAY OF OCTOBER, 1998

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 27th day of October, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Leroy King
Neli Palma
Ramon Romero
Darshan Singh

and the following was absent:

Mark Dunlop

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Representing the press was: Venise Wagner, San Francisco Examiner.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 217-98 authorizing travel for Olson Lee, Housing Program Manager, to attend the Association of Local Housing Finance Agencies Fall Education Educational Conference, November 19-21, 1998, in Minneapolis, Minnesota, at a cost not to exceed \$1,300.
- (b) Resolution No. 218-98 authorizing a First Amendment to an Affordable Supportive Housing Program Regulatory and Grant Agreement with Mission Housing Development Corporation to increase the grant amount by \$43,873 in connection with the rehabilitation of 44 very low income rental units located at 22 South Park Avenue; Citywide Tax Increment Housing Program.
- (c) Resolution No. 219-98 authorizing a First Amendment to an Affordable Supportive Housing Program Regulatory and Grant Agreement with Mission Housing Development Corporation to decrease the grant amount by \$43,873 in connection with the rehabilitation of 40 very low income rental units located at 102 South Park Avenue; Citywide Tax Increment Housing Program.

- (d) Resolution No. 220-98 authorizing a Second Amendment to a Rental Housing Construction Program Loan Agreement with Tenderloin Neighborhood Development Corporation in order to reallocate the disbursement budget in connection with the rehabilitation of 105 low income rental units located at 217 Eddy Street; Citywide Tax Increment Housing Program.
- (e) Resolution No. 221-98 authorizing a First Amendment to the Operating Agreement between Zeum and the Redevelopment Agency of the City and County of San Francisco; Yerba Buena Center.
- (f) Resolution No. 222-98 authorizing a one-month extension to the Land Maintenance Contract with Gardeners' Guild, Inc. for Landscape Maintenance Services for Community Facilities District No. 1 in an amount not to exceed \$7,000; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) THROUGH (f), RESOLUTION NUMBERS 217-98 THROUGH AND INCLUDING RESOLUTION NO. 222-98, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (g) Resolution No. 223-98 authorizing a Grant Agreement with the Sutter Apartments Residents Group and a Fiscal Agent Contract with its Fiscal Agent, the accounting firm of Tremelling & Von Rusten, LLP, for an aggregate amount not to exceed \$23,200, under the Resident Capacity Grant Program as part of the Agency's Housing Preservation Program.

Speakers: Mary Anne Nielsen and Alex Griffin, Sutter Apartments.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 223-98 BE ADOPTED

- (h) Resolution No. 224-98 authorizing a Fourth Amendment to the Agreement for Disposition of Land for Private Development with the Mexican Museum for the purchase and development of Parcel CB-1-MM located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center..
- (i) Resolution No. 225-98 conditionally approving the Schematic Design for the Mexican Museum on Parcel CB-1-MM located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (h), RESOLUTION NO. 224-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (i), RESOLUTION NO. 225-98, BE ADOPTED.

- (j) Resolution No. 226-98 authorizing a Letter Agreement with the City and County of San Francisco, Office of the City Attorney, in an amount not to exceed \$300,000, for Legal Analysis, Advice and Consultation in connection with the base conversion of the Hunters Point Naval Shipyard; Hunters Point Shipyard.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 226-98 BE ADOPTED.

- (k) Resolution No. 227-98 authorizing award of Contract No. R-3, Signage and Graphic Devices at Yerba Buena Center for the Arts, in an amount not to exceed \$86,079, to Signs America, Inc.; Yerba Buena Center.

Speaker: John Killacky, Executive Director, Yerba Buena Center for the Arts.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 227-98 BE ADOPTED.

- (l) Resolution No. 228-98 conditionally approving an amendment to the Schematic Design approval for the Pacific Bell Ballpark, to permit installation of a "Coca-Cola" Children's Play Area to be located at Third Street, King Street, the terminus of Second Street and China Basin Channel; Rincon Point-South Beach.

Speakers: Larry Baer, Stacy Walters and Jack Bair, San Francisco Giants; Reverend Cecil Williams, Glide Memorial Church; Lori Lacewell; Deborah Houston; Alexis Mason; Richard Yoshimachi; Jim Greene, Rincon Point-South Beach Citizens Advisory Committee; Walter Johnson, San Francisco Labor Council; Jane Pendry; Donna Rowles; Joseph Colmenares; Dennis McKenzie, Round the Diamond; Jeff Tucker; Louise Bird; Jeffrey Leibovitz; Margaret Brodtkin; Dick Millet; Janet Carpinelli; Sallie Joe; Michael Vanderhorst; and Brendan McDevitt.

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. YEE THAT THE RESOLUTION BE AMENDED TO INDICATE THAT, UPON COMPLETION OF THE DESIGN DEVELOPMENT, THE COMMISSION SHALL REVIEW THE PROPOSAL FOR A COCA-COLA CHILDREN'S PLAY AREA FOR CONFORMITY WITH THE CONDITIONS ENUMERATED IN RESOLUTION NO. 228-98.

ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Romero
Mr. Singh
Mr. Yee
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

Ms. Palma

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. ROMERO THAT RESOLUTION NO. 228-98, AS AMENDED, BE ADOPTED.

ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Romero
Mr. Singh
Mr. Yee
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

Ms. Palma

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

(m) Resolution No. 229-98 consideration of a Personal Services Contract with an independent consultant for an amount not to exceed \$75,000 to evaluate proposals of four developers seeking exclusive negotiation rights for the development of the Hunters Point Shipyard; Hunters Point Shipyard.

MOTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (m), RESOLUTION NO. 229-98, BE CONTINUED TO THE MEETING OF NOVEMBER 10, 1998.

(n) Resolution No. 230-98 authorizing a contract for the Fillmore Street Holiday Celebration Event; Western Addition A-2.

Speakers: Mary Helen Rogers; Don Marshall; Mel Simmons; and Essie Collins.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (n), RESOLUTION NO. 230-98, BE CONTINUED TO THE MEETING OF NOVEMBER 10, 1998.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT
AGENCY RELATED MATTERS

- (a) Ruth Dewson noted her concern regarding Commission approval at the October 20, 1998 meeting of remarketing of Multifamily Mortgage Revenue Bonds for Webster Tower and Terrace located at 1489 Webster Street in the Western Addition A-2.
- (b) Lynne Elman, Mel Simmons, Donna Hunter and Jim Houillion requested funding for the Haight-Fillmore Theater/Community Center Project.
- (c) Jim Berk spoke regarding South of Market housing issues.
- (d) Mary Helen Rogers spoke regarding temporary housing for Gloria Brown and a newspaper article on Webster Tower and Terrace.
- (e) Marva Brooks spoke regarding housing discrimination at Fillmore Center and Webster Tower and Terrace in the Western Addition A-2.

CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northeast corner of Third and Mission Streets in Yerba Buena Center and the entity the Agency may negotiate with is Third and Mission Associates, LLC.
- (b) Pursuant to Government Code Section 54957 on personnel, with respect of the position of Executive Director.

This item was not held.

RECESS

It was moved by Mr. Singh, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:20 p.m.

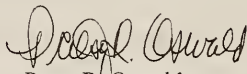
RECONVENED

At this time, 7:45 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:47 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

November 10, 1998

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM
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AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE ~~NO~~ COMMISSION MEETING ON
NOVEMBER 3, 1998

THE NEXT REGULAR MEETING WILL BE HELD ON
NOVEMBER 10, 1998

Prepared and mailed October 28, 1998

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10/98

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
10TH DAY OF NOVEMBER, 1998

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 401 Van Ness Avenue, Room 410, in the City of San Francisco, California, at 4:00 p.m. on the 10th day of November, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Mark Dunlop
Leroy King
Neli Palma
Ramon Romero
Darshan Singh

and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Representing the press were: Chuck Finnie, San Francisco Examiner; and Dan Levy, San Francisco Chronicle.

UNFINISHED BUSINESS

- (a) Resolution No. 229-98 consideration of a Personal Services Contract with an independent consultant for an amount not to exceed \$75,000 to evaluate proposals of four developers seeking exclusive negotiation rights for the development of the Hunters Point Shipyard; Hunters Point Shipyard. (Continued from the meeting of October 27, 1998)

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (a), RESOLUTION NO. 229-98, BE CONTINUED.

- (b) Resolution No. 230-98 authorizing a Personal Services Contract in an amount not to exceed \$50,000 with the Fillmore Jazz Preservation District Merchants' Association to produce the 1998 Fillmore Jazz Preservation District Holiday Celebration; Western Addition A-2. (Resolution No. 230-98) (Continued from the meeting of October 27, 1998)

Speakers: Mary Helen Rogers; and Derf Butler.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 230-98 BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, September 29, October 6, 20 and 27, 1998.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 231-98 authorizing a modification to the Request for Qualifications for the Hunters Point Shipyard Master Developer to permit candidates to add associated development entities; Hunters Point Shipyard.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 231-98 BE ADOPTED

- (c) Resolution No. 232-98 authorizing a Third Amendment to the Disposition and Development Agreement (which revises the Schedule of Performance) with The Jewish Museum San Francisco for the purchase and development of Parcel CB-1-JSS (the Jessie Street Substation) located on the northerly side of Mission Street between Third and Fourth Streets; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 232-98 BE ADOPTED.

- (d) Resolution No. 233-98 authorizing the Executive Director to enter into a Purchase and Sale Agreement with S. Y. Investment Co., Inc. for parcels related to the proposed Federal Office Building at 7th and Mission Streets; Federal Office Building Redevelopment Project Area.

ADOPTION: IT WAS MOVED BY MR. YEE, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 233-98 BE ADOPTED.

(e) Workshop on the Delta Hotel; South of Market.

Speakers: John Elberling and Teresa Vergel, TODCO; Lagaya Avenida and Dick Cerbatos, Filipino-American Development Foundation; Remy Alsenmo; Rod McLeod; Joe Julian; Roger Palaad; Emil De Guzman; Greg Rojas; Lydia Patricio; Pete Lapid; Cesar Alegria; Raul Ricardo; Katalina Pajar; Dave Chelsea-Selfert; Sara Shortt; Rob Eshelman; Barbara Cummings; Antoinette Stadlman; Shirley Dimapilis; Barbara Favis; Carolyn Morillo; Joan Paredes; Leah Mercado; John-Paul Laguatan; Chris Daly; Kennard Jones; Norma Lucas; Gordon Mar; Jim Berk; Rick Rocamora; Edwin Jocson; Rebecca Delgado; Ada Chan; Lourdes Santos Tancino; and Geri Almanza.

RECESS:

The meeting recessed at 6:40 p.m. and reconvened at 7:00 p.m.

(f) Resolution No. 234-98 authorizing Exclusive Negotiations for the purchase and development of Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center.

Speakers: Paul Garity, KMPG Peat Marwick, LLP; Careth B. Reid; Charlie Walker; Caroline Washington; Marie Harrison; Kevin Blackburn; Uylsses J. Montgomery; Mr. Rutland and Mr. Peebles, Museum Place; Rear Admiral Toney, Frank Develin, Natalie Alavi, Richard Friedman and Fred Jordan, Carpenter & Company; Michael O'Brien, Turner Construction; Kes Narbutas and Robert Davis, Museum Tower Group/KTB Realty; Redmond Kernan; Linda Richardson; Reverend Roland Gordon; Orville Luster; Wade Woods; Michael Baines; Willie Ratcliff; Reverend Arnold Townsend; Loyal Moore; Randall Martinez; Michael Johnson, Joel Roos, James Steve Sampson and Thomas Callinan, E.M. Johnson Alliance; Beth Aaron; and Steve Miller.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, THAT RESOLUTION NO. 234-98, AUTHORIZING EXCLUSIVE NEGOTIATIONS WITH CARPENTER & COMPANY, INC. FOR THE PURCHASE AND DEVELOPMENT OF PARCEL EB-2A IN YERBA BUENA CENTER, BE ADOPTED.

ON ROLL CALL THE FOLLOWING VOTED "AYE"

Mr. Dunlop
Mr. King
Ms. Palma
Mr. Romero
Mr. Singh
Mr. Yee
Ms. Sweet

ON ROLL CALL THE FOLLOWING VOTED "NAY"

None

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

At this time, Ms. Sweet and Mr. Dunlop left the meeting and Mr. Yee assumed the Chair.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT
AGENCY RELATED MATTERS

- (a) Mel Lee, Centris Investment Company, Inc. requested a 45 day extension from the default date of November 12, 1998 in connection with the Disposition and Development Agreement for Parcel 714-A(2) located at the northwest corner of Van Ness Avenue and Myrtle Street in the Western Addition A-2.
- (b) T.I. Cook, Stony Hill Summit Partners, and Alvin Norman requested a 30 day extension from the default date of November 12, 1998 in connection with the Land Disposition Agreement for Parcel EE-2 located at the northwest corner of Hudson Avenue and Whitney Young Circle in Hunters Point.

MOTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING THAT THE EXTENSION REQUEST BY CENTRIS INVESTMENT COMPANY, INC. BE ADDED TO THE AGENDA.

Pursuant to Government Code Section 54954.2(b)(2), of the Brown Act, a vote of all five Commissioners is required to add this item.

ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Singh
Mr. Yee

ON ROLL CALL THE FOLLOWING VOTED "NAY":

Ms. Palma
Mr. Romero

AND THE FOLLOWING ABSTAINED:

None

THE ACTING PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

northeast corner of Third and Mission Streets in Yerba Buena Center with Third and Mission Associates, LLC; and

northwest corner of Seventh and Mission Streets (Federal Office Building) with Federal General Services Administration.

Pursuant to Government Code Section 54956.9(a), Conference with Legal Counsel - existing litigation: San Francisco Redevelopment Agency vs. Walker et al Superior Court No. 980818.

RECESS

It was moved by Mr. Romero, seconded by Ms. Palma, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 9:20 p.m.

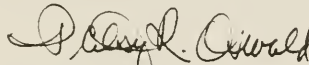
RECONVENED

At this time, 9:31 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Singh, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:32 p.m.

Respectfully submitted,



Patsy R. Oswald
Agency Secretary

APPROVED

December 1, 1998

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1/17/98

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
17TH DAY OF NOVEMBER, 1998

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 17th day of November, 1998, the place and date duly established for holding of such a meeting.

The Acting President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, Acting President
Mark Dunlop
Leroy King
Ramon Romero
Darshan Singh

and the following were absent:

Lynette Sweet, President
Neli Palma (Arrived at 4:15 p.m.)

The Acting President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 235-98 authorizing an expenditure of funds not to exceed \$51,000 for the purchase of a replacement pickup and mid-size sedan.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 235-98 BE ADOPTED

- (b) Resolution No. 236-98 authorizing an Assignment and Assumption Agreement with Mission Housing Development Corporation and the Women's Alcoholism Center to assign an existing 1990 Loan Agreement in connection with the sale and transfer of property located at 1724 Bryant Street from Mission Housing Development Corporation to the Women's Alcoholism Center; Citywide Tax Increment Housing Program.

Speaker: John Hudson, Mayor's Office of Housing.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 236-98 BE ADOPTED.

At this time, 4:15 p.m., Ms. Palma arrived at the meeting.

- (c) Resolution No. 237-98 authorizing a Second Amendment to the Disposition and Development Agreement with the Japanese American Religious Federation Assisted Living Facility, Inc. for the purchase and development of Parcels 674-C&F, located on the southeast corner of Bush and Laguna Streets; Western Addition A-2.

Speaker: Felix M. Warburg, Bush Street Synagogue Cultural Center; and Steve Suzuki, Japanese American Religious Federation Assisted Living Facility.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 237-98 BE ADOPTED.

- (d) Resolution No. 238-98 approving the Replacement Housing Plan related to the proposed rehabilitation of the Delta Hotel; South of Market.

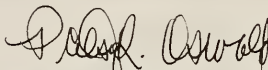
Speaker: John Elberling, TODCO.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 238-98 BE ADOPTED.

ADJOURNMENT

It was moved by Mr. Dunlop, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:55 p.m.

Respectfully submitted,



Patsy R. Oswald
Agency Secretary

APPROVED

December 1, 1998

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
24TH DAY OF NOVEMBER, 1998

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1/24/98

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 401 Van Ness Avenue, Board of Supervisors' Committee Room 410, in the City of San Francisco, California, at 4:00 p.m. on the 24th day of November, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Mark Dunlop
Neli Palma
Darshan Singh

and the following was absent:

Leroy King (Arrived 4:40 p.m.)
Ramon Romero

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 239-98 authorizing the transfer of \$30,000 from the Chinatown Economic Development Fund's Marketing Budget to the Aesthetics Budget and authorizing a Personal Services Contract with the Chinatown Community Development Center in an amount not to exceed \$39,000 to market the street cleaning services business venture from October 1, 1998 to September 30, 1999; Chinatown Economic Development Program.
- (b) Resolution No. 240-98 authorizing a Personal Services Contract with Maintrain in an amount not to exceed \$65,000 to provide street cleaning services from October 1, 1998 to September 30, 1999; Chinatown Economic Development Program.

At this time, 4:30 p.m., Mr. King arrived at the meeting.

Speakers: Francisco Hsieh and Pius Lee, Chinatown Economic Development Group; and Shelvon Lee, Chinatown Community Development Center.

MOTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. YEE THAT ITEMS (a) AND (b), RESOLUTION NUMBERS 239-98 AND 240-98, BE CONTINUED TO THE MEETING OF DECEMBER 15, 1998.

ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Dunlop
Ms. Palma
Ms. Sweet

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED DUE TO A TIE VOTE.

Ms. Sweet turned the Chair over to Mr. Yee.

MOTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. DUNLOP THAT ITEMS (a) AND (b), RESOLUTION NUMBERS 239-98 AND 240-98, BE CONTINUED TO THE MEETING OF DECEMBER 1, 1998.

ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Ms. Palma
Mr. Yee
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

Mr. Singh

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

Ms. Sweet resumed the Chair.

- (c) Resolution No. 241-98 authorizing a Second Amendment in an amount not to exceed \$20,000 to the Personal Services Contract between Keyser Marston Associates, Inc. and the Redevelopment Agency of the City and County of San Francisco; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 241-98 BE ADOPTED

- (d) Resolution No. 242-98 approving the Replacement Housing Plan related to the rehabilitation of the Grand Southern Hotel; South of Market.
- (e) Resolution No. 243-98 approving the Replacement Housing Plan related to the rehabilitation of the Rose Hotel; South of Market.

Speakers: Items (a) and (b): Jim Berk, South of Market Project Area Committee; and John Elberling, TODCO.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 242-98 BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 243-98 BE ADOPTED.

- (f) Resolution No. 244-98 authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$248,872 with Larkin Street Youth Center for its Assisted Care Facility at 129 Hyde Street.

Speaker: Michael Kennedy, Larkin Street Youth Center.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 244-98 BE ADOPTED.

- (g) Resolution No. 245-98 authorizing a Personal Services Contract with Robert Poyas, Inc. for Landscape Maintenance Services in Community Facilities District No. 1 in an amount not to exceed \$200,060; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MS. PALMA SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 245-98 BE ADOPTED.

At this time, 5:25 p.m., Ms. Palma left the meeting.

- (h) Workshop on Bayview Hunters Point Revitalization Concept Plan.

Speakers: Regina Davis, Regina Davis and Associates; and Jim Berk, South of Market Project Area Committee.

- (i) Workshop on Muni Third Street Light Rail Program.

Speakers: Dennis Tsai, Sue Olive, Drew Howard and Ken Rich, MUNI; and Ena Aguirre.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT
AGENCY RELATED MATTERS

- (a) Jim Berk, South of Market Project Area Committee, spoke regarding replacement housing units in the South of Market.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

(a) Hunters Point Naval Shipyard with The Point.

(b) 1820 Post Street in the Western Addition A-2 with Golden Gate Apartments, Ltd.

Pursuant to Government Code Section 54956.9(b) - Conference with Legal Counsel: - anticipated litigation - one potential case.

RECESS

It was moved by Mr. Dunlop, seconded by Mr. Yee, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:05 p.m.

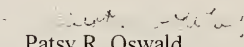
RECONVENED

At this time, 8:01 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:03 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

December 22, 1998

5
4
1/98

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
1ST DAY OF DECEMBER, 1998

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 1st day of December, 1998, the place and date duly established for holding of such a meeting.

The Temporary President called the meeting to order and on roll call the following answered present:

Mark Dunlop, Temporary President
Leroy King
Ramon Romero
Darshan Singh

and the following were absent:

Lynette Sweet, President (Arrived 4:25 p.m.)
Benny Y. Yee, Vice President
Neli Palma

The Temporary President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

UNFINISHED BUSINESS

- (a) Resolution No. 239-98 authorizing the transfer of \$30,000 from the Chinatown Economic Development Fund's Marketing Budget to the Aesthetics Budget and authorizing a Personal Services Contract with the Chinatown Community Development Center in an amount not to exceed \$39,000 to market the street cleaning services business venture from October 1, 1998 to September 30, 1999; Chinatown Economic Development Program. (Continued from the meeting of November 24, 1998)
- (b) Resolution No. 240-98 authorizing a Personal Services Contract with Maintrain in an amount not to exceed \$65,000 to provide street cleaning services from October 1, 1998 to September 30, 1999; Chinatown Economic Development Program. (Continued from the meeting of November 24, 1998)

Speaker - Items (a) and (b): Norman Fong, Chinatown Economic Development Group.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (a), RESOLUTION NO. 239-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 240-98 BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA. IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, November 10 and 17, 1998.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a). APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 246-98 authorizing a Regulatory and Grant Agreement in an amount not to exceed \$150,148 with the Alexis Apartments of Saint Patrick's Parish for the construction of capital improvements to the Alexis Apartments housing development as part of the Agency's Tax Increment Housing Program.

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 246-98, BE CONTINUED TO THE MEETING OF JANUARY 12, 1999.

- (c) Resolution No. 247-98 authorizing the Executive Director to enter into a Purchase Agreement with the Golden Gate Apartments, Ltd. to buy the 72-unit residential project at 1820 Post Street for a price of \$6,772,500 as part of the Agency's Housing Preservation Program; Western Addition A-2.

- (d) Resolution No.248-98 expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue Multifamily Mortgage Revenue Bonds or Notes in one or more series to finance residential facilities at 1820 Post Street for Redevelopment purposes in an amount not to exceed \$6,500,000; Western Addition A-2.

At this time, 4:25 p.m., Ms. Sweet arrived at the meeting and assumed the Chair.

Speakers -Items (c) and (d): Mary Helen Rogers; and Larry Hollingsworth, Housing Preservation Liaison.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 247-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 248-9, BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT
AGENCY RELATED MATTERS

(a) Mary Helen Rogers inquired regarding the status of Parcel 732-A in the Western Addition.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

- (a) northeast corner of Third and Mission Streets in Yerba Buena Center and the entity the Agency may negotiate with is Third and Mission Associates, LLC.
- (b) site of the Emporium store located on Market Street between Fourth and Fifth Streets with Forest City Development Company.

RECESS

It was moved by Mr. Dunlop, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 4:50 p.m.

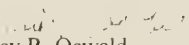
RECONVENED

At this time, 5:55 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:57 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

December 22, 1998

5

8/98

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
8TH DAY OF DECEMBER, 1998

The Commissioners of the Redevelopment Agency and the City Planning Commission of the City and County of San Francisco met at the Board of Supervisors' Legislative Chambers, 401 Van Ness Avenue, in the City of San Francisco, California, at 4:00 p.m. on the 8th day of December, 1998, the place and date duly established for holding of such a meeting.

The Acting President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, Acting President
Mark Dunlop
Leroy King
Neli Palma
Ramon Romero
Darshan Singh

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and the following was absent:

Lynette Sweet, President

The Acting President declared that a quorum was present.

City Planning Commissioners Hector Chinchilla, President; Dennis Antenore; Cynthia Joe; Beverly Mills; and Gerald Green, Director, were also present.

James B. Morales, Executive Director, and staff members were also present.

The purpose of this Joint Public Hearing is to receive public comment on the Draft Environmental Impact Report for the proposed Yerba Buena Center Redevelopment Project Area Expansion/Emporium Site Development.

At this time, the Public Hearing was opened.

Public comment was received from:

Joan Kugler, Environmental Manager for the Project; John Elberling, Yerba Buena Consortium; Mark Kaswan, American Society on Aging; Jim Berk, South of Market Project Area Committee; Don Andreini, San Francisco Heritage; Quentin Kopp; Terrell Watt; Charles Abrams; Robert Frank, owner of 828/832 Mission Street; Winchell T. Hayward, California Heritage Council; Ben J. Brook, Section 8 recipient; Anne Bloomfield, Architectural Historian; Michael Levin; Kim Jackson, Local 2 Hotel Workers Union; Jim Firth, United Fruit and Commercial Workers Union; Mrs. Bland Platt; Jennifer Clary, San Francisco Tomorrow; Mary Anne Miller; Richard Karp; and Sue Hestor.

At this time the Public Hearing was closed.

After discussion between the Commissioners and staff, it was the consensus of both Commissions that the date for written comments be extended to December 11, 1998 at 5:00 p.m.

RECESS

The meeting recessed at 6:00 p.m. and reconvened at 6:10 p.m.

REGULAR MEETING AGENDA

UNFINISHED BUSINESS

- (a) Resolution No. 229-98 consideration of a Personal Services Contract with KPMG Peat Marwick, LLP in an amount not to exceed \$120,000 to evaluate proposals of developers seeking exclusive negotiation rights to be Master Developer of the Hunters Point Shipyard; Hunters Point Shipyard. (Resolution No. 229-98) (Continued from the meetings of October 27 and November 10, 1998)

Speaker: Ena Aguirre; Bayview Hunters Point Project Area Committee.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 229-98 BE ADOPTED.

NEW BUSINESS

- (a) Resolution No. 249-98 authorizing a First Amendment to a Personal Services Contract with Regina Davis and Associates for Planning Services for an amount not to exceed \$10,642 for the preparation of the Bayview Hunters Point Revitalization Concept Plan; South Bayshore.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 249-98 BE ADOPTED.

- (b) Resolution No. 250-98 authorizing an Eighth Amendment to the Land Disposition Agreement between the Redevelopment Agency of the City and County of San Francisco and Third and Mission Associates, LLC for the development of Parcel EB-1; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION No. 250-98 BE ADOPTED.

- (c) Resolution No. 251-98 authorizing the Executive Director to accept Second Mortgages in the amount of \$862,200 and approximately \$694,546 as payment in full of the Loan Agreements in the original principal amount of \$4,715,000 with Housing Development and Neighborhood Preservation Corporation for the development of first time homeowner units for low and moderate income families at 101 Valencia Street; Citywide Tax Increment Housing Program.

Speakers: Mary Helen Rogers; and Al Borvice, Housing Development and Neighborhood Preservation Corporation.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 251-98 BE ADOPTED

- (d) Resolution No. 252-98 expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue Multifamily Mortgage Revenue Bonds or Notes in one or more series to finance residential facilities at 1 Church Street for redevelopment purposes in an amount not to exceed \$12,000,000; Citywide Tax Increment Housing Program.

Speakers: Carol Galante, Bridge Housing Corporation; Mary Helen Rogers; Julie Mayer; and Reverend Arnold Townsend.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 252-98 ADOPTED.

- (e) Resolution No. 253-98 authorizing revisions to the Eligibility Standards of the Certificate Program to include persons at least 18 years of age or legally emancipated minors who were minor children or adults in the household at the time of displacement and who appear in the Agency's Site Occupancy Records.

Speakers: Mary Helen Rogers; Bessie L. Smith; and Dennis Ray Lumsey.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 253-98 BE ADOPTED.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is the Fitch Street Waterfront Parcel located east of Innes Avenue (Assessor's Block 4607, Lot 23) in the South Bayshore Survey Area with Ray Ferrari, et al.

RECESS

It was moved by Mr. Dunlop, seconded by Mr. Romero, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:40 p.m.

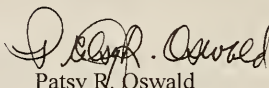
RECONVENED

At this time, 8:08 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Dunlop, seconded by Mr. Romero, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:10 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

January 12, 1999

SAN FRANCISCO REDEVELOPMENT AGENCY

770 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102
THIRD FLOOR COMMISSION BOARD ROOM
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AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457

THERE WILL BE NO COMMISSION MEETING ON
DECEMBER 15, 1998

THE NEXT REGULAR MEETING WILL BE HELD ON
DECEMBER 22, 1998

Prepared and mailed December 10, 1998

-OVER-

**HOUSING COMMITTEE
OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND
PROGRAM
CITY AND COUNTY OF SAN FRANCISCO**

770 Golden Gate Avenue
San Francisco, CA 94102
Third Floor Commission Board Room

Date: December 8, 1998

NOTICE

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**There will be no Housing Committee meeting on
December 15, 1998.**

**A special meeting will be held on
December 22, 1998, at 4:00 p.m.,
at the San Francisco Redevelopment Agency,
located at 770 Golden Gate Avenue, 3rd Floor
Commission meeting room.**

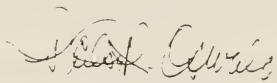
**NOTE: QUESTIONS MAY BE DIRECTED TO Arlene Joyner,
Housing Committee Secretary at 415 252-3142.**

SAN FRANCISCO REDEVELOPMENT AGENCY

770 Golden Gate Avenue
San Francisco, CA 94102
749-2400

CALL AND NOTICE OF SPECIAL MEETING OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

PURSUANT TO SECTION 32 OF THE BYLAWS OF THE AGENCY, NOTICE IS HEREBY GIVEN that a Special Meeting of the Redevelopment Agency of the City and County of San Francisco will be held at 401 Van Ness Avenue, Room 404 (Board of Supervisors' Legislative Chambers), San Francisco, California, at 1:30 o'clock p.m. on Thursday, December 17, 1998, to hold a Joint Meeting with the City Planning Commission for the purpose of conducting a joint public hearing to receive public comments on the Revised Draft Environmental Impact Statement/ Environmental Impact Report (RDEIS/ EIR) for the Hunters Point Shipyard Redevelopment Plan.



Patsy R. Oswald
Agency Secretary

Date: December 10, 1998

SAN FRANCISCO REDEVELOPMENT AGENCY
ACCESSIBLE MEETING POLICY



1. American sign language and/or a sound enhancement system will be available upon request at the meeting/hearing. Please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing. Late requests will be honored if possible.
2. Minutes, if any, of the meeting/hearing will be made available in alternative formats upon request. If you require the use of a reader during the meeting, please contact Patsy Oswald at (415) 749-2457 at least 72 hours prior to the meeting/hearing.
3. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call the City's accessibility hotline at (415) 554-8925 to discuss meeting accessibility. In order to assist the City's effort to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.
4. The meeting/hearing will be held in the Legislative Chambers of the Board of Supervisors, 401 Van Ness Avenue, Room 404 in San Francisco. The Chamber is wheelchair accessible. Accessible **MUNI** lines serving this location are: #42 Downtown Loop and the #71 Haight/Noriega and the F Line to Market and Van Ness and the Metro stations at Van Ness and Market and at Civic Center. For more information about **MUNI** accessible services, call the Accessible Services Program at (415) 923-6142.
5. There is accessible parking the vicinity of the Veterans Building adjacent to Davies Hall and the War Memorial Complex.
6. Accessible seating for persons with disabilities (including those using wheelchairs) will be available.



SAN FRANCISCO REDEVELOPMENT AGENCY

December 17, 1998

The Minutes of this meeting are not available.

35
22/98
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
22ND DAY OF DECEMBER, 1998

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:45 p.m. on the 22nd day of December, 1998, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Lynette Sweet, President
Benny Y. Yee, Vice President
Mark Dunlop
Leroy King
Neli Palma
Ramon Romero
Darshan Singh

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and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, November 24 and December 1, 1999; Closed Session Meetings, October 20, 27 and November 10, 1998.
- (b) Resolution No. 254-98 authorizing amendments to the Salary Resolution to provide cost of living adjustments as approved by the Commission for Local 790 and Local 21.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION NO. 254-98, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT ITEM (j) BE CALLED OUT OF ORDER.

- (j) Authorizing a Personal Services Contract with Made By the Bay, in an amount not to exceed \$100,000 to provide technical assistance and on-site factory training services for garment factories that employ Chinatown residents from January 1, 1999 through December 31, 1999; Chinatown Economic Development Program.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. YEE, AND UNANIMOUSLY CARRIED THAT ITEM (j), RESOLUTION NO. 261-98, BE CONTINUED.

(c) ELECTION OF OFFICERS

The Agency's By-laws indicate that there shall be an election of officers (President and Vice President) at the last regular or special meeting in December, however, in the event such officers are not elected in December, their election shall be held at any meeting of the Agency, regular or special, during the following months of January and February. Until an election is held, an interim President and Vice-President may be elected to hold office until the regular election in January or February.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH THAT MR. YEE BE ELECTED PRESIDENT AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Romero
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

None

AND THE FOLLOWING ABSTAINED:

Mr. Dunlop
Ms. Palma
Ms. Sweet

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

MOTION: IT WAS MOVED BY MR. KING THAT MR. ROMERO BE ELECTED VICE PRESIDENT

Mr. Romero declined the nomination.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH THAT MR. DUNLOP BE ELECTED VICE PRESIDENT AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Ms. Palma
Mr. Romero
Mr. Singh
Ms. Sweet
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

None

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

At this time, 5:00 p.m., Ms. Sweet turned the Chair over to Mr. Yee and left the meeting.

- (d) Resolution No. 255-98 commending and expressing appreciation to Benson I. Hattem for his services upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco.

Speakers: Mary Helen Rogers; and Benson I. Hattem.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 255-98 BE ADOPTED.

- (e) Resolution No. 256-98 commending and expressing appreciation to Ray Aquino for his services upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 256-98 BE ADOPTED.

At this time, 5:25 p.m., Ms. Palma left the meeting.

- (f) Resolution No. 257-98 authorizing continuation of Agency policy of waiving fees for non-profit community sailing organizations for up to seven berths in the South Beach Harbor; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 257-98 BE ADOPTED.

- (g) Resolution No. 258-98 authorizing an agreement with Lysa Allman-Baldwin and Mark Baldwin for the repurchase of 53 Rebecca Lane, to accept a deed-in-lieu of foreclosure for the Agency's second mortgage, and to expend up to \$105,000 to retire the first mortgage and certain other expenses incurred by the owners, and to expend up to \$20,000 for repairs; Hunters Point.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 258-98 BE ADOPTED.

- (h) Resolution No. 259-98 authorizing a Predevelopment Loan to Fillmore Renaissance Associates, L.P., in an amount not to exceed \$1 million for parking garage predevelopment costs in connection with development of Parcel 732-A, located on the northeast corner of Fillmore and Eddy Streets; Western Addition A-2.

Speakers: John Barber, Director, Parking Authority; Derf Butler; Chuck Collins, Fillmore Renaissance Associates; and Mary Helen Rogers.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 259-98 BE ADOPTED.

- (i) Resolution No. 260-98 authorizing a Regulatory and Grant Agreement in an amount not to exceed \$300,000 with Minna Russ Housing Development Corporation for the development of a Children's Park at 529-539 Minna Street; South of Market.

Speakers: Ada Chan, Minna Russ Housing Development Corporation; and Antoinetta Stadlman, South of Market Project Area Committee.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 260-98 BE ADOPTED.

- (k) Resolution No. 262-98 authorizing a Second Amendment to Lease Agreement between the Agency and the Navy to extend the terms of the existing lease for Building 606 and expand the premises for a helipad; Hunters Point Shipyard.

- (l) Resolution No. 263-98 authorizing an Amended and Restated Sublease Agreement between the Agency and the San Francisco Police Department to extend the terms of the existing lease for Building 606 and to expand the premises for helipad; Hunters Point Shipyard.

Speaker - Items (k) and (l): Lt. Steve Johnson, San Francisco Police Department.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (k), RESOLUTION NO. 262-98, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (l), RESOLUTION No. 263-98. BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT
AGENCY RELATED MATTERS

- (a) Arnold Chin, Chinatown Economic Development Group, spoke regarding item (j), authorizing a Personal Services Contract with Made By the Bay; Chinatown Economic Development Plan.

A discussion ensued between the Commissioners and staff regarding the following resolutions:

Resolution No. 261-98 authorizing a Personal Services Contract with Made By the Bay, in an amount not to exceed \$100,000 to provide technical assistance and on-site factory training services for garment factories that employ Chinatown residents from January 1, 1999 through December 31, 1999; Chinatown Economic Development Program.

Resolution No. 264-98 authorizing continuing the award of a Personal Services Contract in an amount not to exceed \$100,000 to provide technical assistance and on-site factory training for garment factories that employ Chinatown residents until the completion of a competitive bidding process by the Chinatown Economic Development Group, subject to the concurrence of the Redevelopment Agency; Chinatown Economic Development Program.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NUMBERS 261-98 AND 264-98 BE CALENDARED FOR CONSIDERATION AT THE JANUARY 12, 1999 MEETING.

At this time, 6:40 p.m., Mr. Singh left the meeting.

- (b) Dorris M. Vincent spoke regarding helicopters at Hunters Point Shipyard.

- (c) Jerry Clark, South of Market Project Area Committee Coordinator, introduced himself to the Commission.

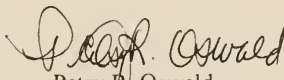
REPORT OF THE EXECUTIVE DIRECTOR

Notice of Funding Availability for replacement housing in the South of Market.

ADJOURNMENT

It was moved by Mr. Dunlop, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:50 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED: January 12, 1999

5

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
12TH DAY OF JANUARY, 1999

1/99 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:10 p.m. on the 12th day of January, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Neli Palma
Ramon Romero

DOCUMENTS DEPT.

and the following were absent:

Darshan Singh (Arrived 4:17 p.m.)
Lynette Sweet (Arrived 4:27 p.m.)

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

UNFINISHED BUSINESS

- (a) Resolution No. 261-98 authorizing a Personal Services Contract with Made By the Bay, in an amount not to exceed \$100,000 to provide technical assistance and on-site factory training services for garment factories that employ Chinatown residents from January 1, 1999 through December 31, 1999; Chinatown Economic Development Program. (Continued from the meeting of December 22, 1998)
- (b) Resolution No. 264-98 authorizing a competitive bid process by the Chinatown Economic Development Group for the recommendation (subject to Redevelopment Agency Commission approval) of Personal Services Contracts in an aggregate amount not to exceed \$488,000 to provide, for the Chinatown community, economic development services that are consistent with Community Development Block Grant requirements; Chinatown Economic Development Program. (Continued from the meeting of December 22, 1998)

At this time, 4:17 p.m., Mr. Singh arrived at the meeting.

Speakers - Items (a) & (b): Arnold Chin, Chinatown Economic Development Group; Gordon Chin, Chinatown Community Development Center; Reverend Norman Young and Patrick Cheney, NCCGCA; and Paul Gill, Made By the Bay.

Ms. Sweet arrived at 4:27 p.m., during the speakers presentations.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. ROMERO THAT RESOLUTION NO. 261-98 BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Ms. Palma
Mr. Romero
Mr. Singh
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP THAT RESOLUTION NO. 264-98, AS AMENDED, TO REDUCE THE AMOUNT TO \$311,000 BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Ms. Palma
Mr. Singh
Ms. Sweet
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Romero

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, December 8 and 22, 1998; Closed Session Meetings, November 24, December 1 and 8, 1998; and Special Meeting, December 17, 1998.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 1-99 amending Sections 3, 31 and 36 of the By-laws of the Redevelopment Agency of the City and County of San Francisco to change the location of Commission Meetings and the order of business at Commission Meetings (per attached resolution).

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 1-99 BE ADOPTED.

- (c) Resolution No. 2-99 approving changes to the composition of the membership of the Rincon Point-South Beach Citizens Advisory Committee; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 2-99 BE ADOPTED

- (d) Resolution No. 3-99 authorizing a First Amendment to the Personal Services Contract with Mission Hiring Hall's South of Market Employment Center for Employment Development Services in an amount not to exceed \$18,500; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 3-99 BE ADOPTED.

- (e) Resolution No. 4-99 authorizing a Grant Agreement in an amount not to exceed \$25,000 with the Golden Gate Apartments Tenants Association and its Fiscal Agent, the accounting firm of Jeanpierre & Company, for resident capacity building and development and financial consulting activities under the Resident Capacity Grant Program as part of the Agency's Housing Preservation Program.

- (f) Resolution No. 5-99 authorizing a Grant Agreement in an amount not to exceed \$25,000 with the Golden Gate Apartments Tenants Association and its Fiscal Agent, the accounting firm of Jeanpierre & Company, for resident capacity building and development and financial consulting activities under the Resident Capacity Grant Program as part of the Agency's Housing Preservation Program.

Speakers - Items (e) & (f): Dekius Ivy, President, Judy Akiyama and Lilian Floyd, Golden Gate Apartments Tenants Association; Paul Osaki, Japanese Cultural Community; and Mary Helen Rogers, NAACP.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 4-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 5-99, BE ADOPTED.

- (g) Resolution No. 6-99 authorizing a Grant Agreement in an amount not to exceed \$25,000 with Thomas Paine Tenants Square Association and its Fiscal Agent, Allen Community Development Corporation, for resident capacity building and preliminary financial feasibility activities under the Resident Capacity Grant Program as part of the Agency's Housing Preservation Program.

Speakers: Mary Daughy, Rob Eshelman, Pauline Laron, Million Alemayehu, Dera Blake, Caroline Braun, Yakou Ronin and Emanuil Bronstein, Thomas Paine Square Tenants Association; Reverend Boyd, Bethel AME Church; and Robert Langford, Antonia Manor.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 6-99 BE ADOPTED.

RECESS

The meeting recessed at 6:05 p.m. and reconvened at 6:20 p.m.

- (h) A workshop presentation of the Basic Concept Design for the proposed Forest City/Federated development located between Fourth and Fifth Streets and Market and Mission Streets.

Speakers: Brian Jones, David Jones, Norman Gardner, Bill Sagia, Kevin Cannon and Greg Wa, Forest City/Federated; and Jim Firth.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

- (a) northwest corner of Seventh and Mission Streets (Federal Office Building) with Federal General Services Administration.
- (b) Hunters Point Shipyard with The Point.

This item was not held.

- (c) Fitch Street Waterfront Parcel located east of Innes Avenue (Assessor's Block 4607, Lot 23) in the South Bayshore Survey Area with Ray Ferrari, et al.

This item was not held.

RECESS

It was moved by Mr. Dunlop, seconded by Mr. Romero, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:25 p.m.

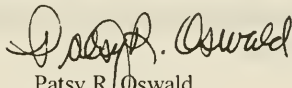
RECONVENED

At this time, 8:05 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Singh, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:07p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patsy R. Oswald". The signature is fluid and cursive, with the first name "Patsy" being more prominent.

Patsy R. Oswald
Agency Secretary

Attachment

APPROVED

February 2, 1999

RESOLUTION NO.

AMENDING SECTIONS 3, 31 AND 36 OF THE BY-LAWS OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO TO CHANGE THE LOCATION OF COMMISSION MEETINGS AND THE ORDER OF BUSINESS AT COMMISSION MEETINGS

Basis for Resolution

1. The By-laws of the Agency specify the location of Agency Commission meetings and the order of business at Commission meetings.
2. The Commission has determined that it is appropriate change the location of Agency Commission meetings to City Hall and to change the order of business at Commission meetings.

Resolution

ACCORDINGLY, IT IS HEREBY RESOLVED by the Redevelopment Agency of the City and County of San Francisco that Sections 3, 31 and 36 of the Agency By-laws is amended to provide as follows (new language appears in double underline and deleted language appears in ~~strikeover~~):

Section 3. Office and Place of Meeting. The main office of the Agency shall be at ~~939 Ellis Street,~~ 770 Golden Gate Avenue, San Francisco, or at such other location as may be designated in a Resolution of the ~~Agency; but the Agency from time to time.~~ The Agency may hold its meetings at such places as may be designated by the ~~Chairman~~ Chair, who is also, and is hereinafter called, the "President".

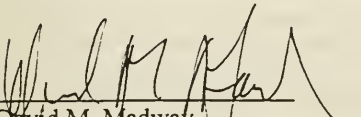
Section 31. Regular Meetings. Regular meetings shall be held at ~~the main office of the Agency, or at such place as the President may designate, on Tuesday of each week at 4:00 p.m. If the regular meeting day is a legal holiday, such meeting shall be held the next business day.~~ City Hall, 1 Dr. Carlton B. Goodlett Place (Room 416), at 4:00 p.m. on Tuesday of each week, except legal holidays; provided, however, from time to time the President may designate alternate locations or earlier or later starting times for specific meetings.

Section 36. Order of Business. At regular ~~or special~~ meetings of the Agency, the following shall be included in the order of ~~business unless changed~~ business, and the specific call of such order shall be set by the presiding Member, with the concurrence of a majority of the Members present, (when a quorum is ~~present~~ present):

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director and other staff
5. Matters of Unfinished Business
6. Matters of New Business
7. Matters ~~not~~ Not Appearing on the Agenda
8. Persons ~~wishing to address~~ Wishing to Address the Members on Non-Agenda, ~~but Agency related matters~~ But Agency Related Matters
9. Closed Session Matters
10. Adjournment

At special meetings the order of business shall be as set forth in the notice of special meeting.

APPROVED AS TO FORM



David M. Madway
Agency General Counsel

5
4
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
19TH DAY OF JANUARY, 1999

9/99 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:40 p.m. on the 19th day of January, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Neli Palma
Ramon Romero
Darshan Singh

and the following were absent:

Mark Dunlop, Vice President
Lynette Sweet

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 7-99 authorizing the execution of a Reimbursement Agreement with respect to a Letter of Credit from Credit Local de France relating to the Agency's Variable Rate Demand Refunding Bonds, 1986 Series A (South Beach Harbor Project) and authorizing and approving other matters properly related thereto.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 7-99 BE ADOPTED

- (b) Public Hearing to hear all persons interested in the execution of Loan Agreements relating to the issuance of Tax Allocation Revenue Bonds by the City and County of San Francisco Redevelopment Financing Authority.

The Public Hearing was opened to hear all persons interested in this matter.

Resolution No. 8-99 authorizing the execution of Loan Agreements in an aggregate principal amount not to exceed \$80,000,000 relating to the issuance of Tax Allocation Revenue Refunding Bonds by the City and County of San Francisco Redevelopment Financing Authority, approving the Official Statement relating to the bonds, and authorizing and approving other matters properly relating thereto.

There being no persons wishing to appear in connection with this matter, the Public Hearing was closed.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 8-99 BE ADOPTED.

RECESS

At this time, 4:45 p.m., the meeting recessed to a meeting of the San Francisco Redevelopment Financing Authority.

RECONVENED

At this time, 4:51 p.m., the meeting reconvened back to the regular session.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

(a) Randall Evans spoke regarding tax increment for the Western Addition.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

Hunters Point Naval Shipyard with The Point.

Fitch Street Waterfront Parcel located east of Innes Avenue (Assessor's Block 4607, Lot 23) in the South Bayshore with Ray Ferrari, et al.

These items were not held.

Pursuant to Government Code Section 54957 on personnel, with respect to the position of Executive Director.

RECESS

It was moved by Mr. Singh, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:00 p.m.

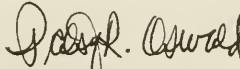
RECONVENED

At this time, 5:06 p.m., the meeting reconvened back to the regular session and David Madway, Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Ms. Palma, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:07 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patsy R. Oswald". The signature is written in a cursive, flowing style.

Patsy R. Oswald
Agency Secretary

APPROVED

February 9, 1999

5
26/99
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
26TH DAY OF JANUARY, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:10 p.m. on the 26th day of January, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Leroy King
Neli Palma
Ramon Romero

and the following were absent:

Mark Dunlop, Vice President
Darshan Singh (Arrived 4:20 p.m.)
Lynette Sweet

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 9-99 authorizing a First Amendment to a Housing Opportunities for Persons with AIDS (HOPWA) Capital Loan Agreement with Maitri in an amount not to exceed \$28,425, related to rehabilitation of the property located at 401 Duboce Street.

Speaker: Bill Musick, Executive Director, Maitri.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 9-99 BE ADOPTED.

- (b) Resolution No. 10-99 authorizing a Second Amendment to the Housing Opportunities for Persons with AIDS (HOPWA) Program Administration Agreement with the Housing Authority to extend the Agreement for the HOPWA Rental Assistance Program through June 30, 1999.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 10-99 BE ADOPTED

- (c) Resolution No. 11-99 authorizing a CDBG Affordable Housing Program Agreement in an amount not to exceed \$2,300,401 with GP/TODCO-A for acquisition and predevelopment expenses related to the rehabilitation of the Delta Hotel, 80-88 Sixth Street; South of Market.

Speakers: John Elberling, GP/TODCO-A; Ligaya Avonida, Filipino-American Foundation; Jim Berk, South of Market Project Area Committee; Shirley Dimapilis, Human Rights Commission; Ken Kashiwahara; Hsiros Don Bautista, Filipino Senior Legal Clinic/North of Market Health Services; Joe Julian; Cesar Alegria, Filipino Bar Association; Bill Sorro, Mission SRO Collaborative; Maria Galang; and Celeste Friedman, Filipino-American Development Foundation.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. ROMERO AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 11-99 AS AMENDED WILL READ: IT IS FURTHER RESOLVED THAT THE EXECUTIVE DIRECTOR IS AUTHORIZED TO NEGOTIATE WITH GP/TODCO-A TO PROVIDE FOR THE USE OF THE GROUND FLOOR OF THE REHABILITATED DELTA HOTEL BY THE FILIPINO-AMERICAN DEVELOPMENT FOUNDATION AS A COMMUNITY CENTER, BE ADOPTED.

- (d) Workshop on the Five-Year Financial Forecast and 1999-2000 budget for the Agency.

Speakers: Don Marshall; Mary Helen Rogers;, NAACP; Agonafer Shiferaw, Rasseles; and Derf Butler.

- (e) Workshop on the Basic Concept Design for the Yerba Buena Gardens pedestrian connection to Market Street and the progress of the Yerba Buena Tower to be developed by the CB-1 Entertainment Partners, LP (Millennium/WDG) on the CB-1 site located on the south side of Market Street between Third and Fourth Streets; Yerba Buena Center.

Speakers: Paula Collins, Millennium/WDG; Glen Rescalvo, Gary Handel Associates; Cheryl Barton and Walter Hood, Landscape Architects.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Roger Langford expressed appreciation to the Commission and staff for supporting the Antonia Manor housing development and noted that a plaque will be presented to the Agency at an awards ceremony on February 5.
- (b) Sumiko Saulson California invited the Commissioners to an African American Multi Media Conference to be held February 13-15 at the African American Cultural Center.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

Hunters Point Shipyard with The Point; and

Fitch Street Waterfront Parcel located east of Innes Avenue (Assessor's Block 4607, Lot 23) in the South Bayshore with Ray Ferrari, et al.

Pursuant to Government Code Section 54957 on personnel, with respect to the position of Executive Director.

RECESS

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:00 p.m.

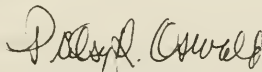
RECONVENED

At this time, 8:00 p.m., the meeting reconvened back to the regular session and James Morales, Executive Director, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Romero, seconded by Ms. Palma, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:02 p.m.

Respectfully submitted,



Patsy R. Oswald
Agency Secretary

APPROVED

February 23, 1999

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
2ND DAY OF FEBRUARY, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 2nd day of February, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Neli Palma
Ramon Romero
Darshan Singh
Lynette Sweet

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and the following was absent:

None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meeting, January 12, 1999; Closed Session Meeting, January 12, 1999.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Workshop on the Five-Year Financial Forecast and 1999-2000 budget for the Agency.

Speakers: Gary Kitahata, Japanese Cultural and Community Center of Northern California; Steve Nakajo, Kimochi Senior Center; John Elberling; Bob Davis, Ella Hill Hutch Community Center; and Mary Helen Rogers, NAACP.

- (c) Resolution No. 12-99 authorizing a Public Offering through the issuance of a Request for Proposals for the disposition and development of Site EE-2 located on the northwest corner of the intersection of Whitney Young Circle and Hudson Avenue; Hunters Point.

Speakers: Al Norman, T.L. Cook and Robert Upton, Stoney Hill Summit Partners; R.X. Waters, The Pacific Bank; Dwayne Jones, Young Community Developers; Derek Smith, Marinship Construction; and Bob Davis.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET THAT STAFF RECOMMENDATION, RESOLUTION NO. 12-99, BE REJECTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Ms. Palma
Mr. Singh
Ms. Sweet
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Romero

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

MOTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. SING THAT STAFF RETURN ON FEBRUARY 16 WITH A PROPOSAL FOR EXCLUSIVE NEGOTIATIONS WITH AN ENTITY TO BE FORMED FOR THE DISPOSITION AND DEVELOPMENT OF SITE EE-2 IN HUNTERS POINT AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Ms. Palma
Mr. Singh
Ms. Sweet
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Romero

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (d) Resolution No. 13-99 authorizing Authorizing a First Amendment to the Housing Opportunities for Persons with AIDS Capital Loan Agreement with San Francisco Housing Development Corporation in an amount not to exceed \$450,000 for acquisition and predevelopment of 4417-23 and 4445 3rd Street.

Speakers: Lynette Williams, San Francisco Housing Development Corporation; and Dwayne Jones, Young Community Developers.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 13-99 BE ADOPTED.

- (e) Resolution No. 14-99 authorizing a First Amendment of a Regulatory and Grant Agreement with St. Vincent de Paul Society in an amount not to exceed \$124,060 for additional rehabilitation costs at 1175 Howard Street as part of the Citywide Tax Increment Housing Program.

Speaker: Lydia Beltran, Project Manager, Mayor's Office of Housing.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 14-99 BE ADOPTED.

At this time, 6:00 p.m., Mr. Dunlop left the meeting.

- (f) Resolution No. 15-99 authorizing Amendment No. 1 to the Personal Services Contract with the Nihonmachi Parking Corporation in an amount not to exceed \$124,115 for the fabrication and installation of the Origami Fountains in the Nihonmachi Pedestrian Mall; Western Addition A-2.

Speakers: Karen Kai, Friends of the Origami Fountains; Alan Okamoto, Nihonmachi Parking Corporation; and Ruth Asawa.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 15-99 BE ADOPTED.

- (g) Resolution No. 16-99 conditionally approving the Schematic Design for the Basilica Limited Liability Company Development, Phase II, located on the north side of Eddy Street between Divisadero and Scott Streets; Western Addition A-2.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 16-99 BE ADOPTED.

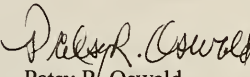
PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT
AGENCY RELATED MATTERS

- (a) Mary Helen Rogers requested information on various matters related to the Western Addition A-2.
- (b) President Yee read a letter from Ernestine Weiss into the record regarding the Fillmore Jazz Preservation District in the Western Addition A-2.

ADJOURNMENT

It was moved by Mr. Singh, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:35 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

February 23, 1999

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
9TH DAY OF FEBRUARY, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 9th day of February, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Ramon Romero
Darshan Singh

and the following was absent:

Lynette Sweet
Neli Palma (arrived at 4:35 p.m.)

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The President declared that a quorum was present.

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James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meeting, January 19, 1999; Closed Session Meeting, January 19, 1999.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

At this time, 4:35 p.m., Neli Palma arrived at the meeting.

- (b) Workshop on the Five-Year Financial Forecast and 1999-2000 budget for the Agency.

Speakers: Richard Wada, Japantown Planning, Preservation and Development Task Force, and Mary Helen Rogers, NAACP.

- (c) Resolution No. 17-99 authorizing the issuance of a Request for Qualifications for technical assistance to the Housing Opportunities for Persons with AIDS Program in an amount not to exceed \$75,000.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 17-99 BE ADOPTED.

- (d) Resolution No. 18-99 authorizing Authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$1,200,000 with Catholic Charities of the Archdiocese of San Francisco for the HOPWA Partial Rent Subsidy Program.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 18-99 BE ADOPTED.

- (e) Resolution No. 19-99 conditionally approving the Basic Concept Design for the open spaces including the pedestrian connection from Market to Mission Street by the CB-1 Entertainment Partners, LP, on the Central Block 1 Site located on the south side of Market Street between Third and Fourth Streets, east of the Marriott Hotel; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 19-99 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Al Norman, BVHP PAC, requested the agency provide funding to send low-income housing activists to a housing conference in Washington, D.C.
- (b) Alvin Jones, PAC, requested the same.
- (c) Mary Helen Rogers, NAACP, encouraged the same.
- (d) Michelle Danich, BVHP PAC, on PAC-approved outreach for HUD-assisted residents.
- (e) Harry Jamerson, Jamerson Construction Co., asked the Commission to investigate reductions in minority-owned business contracts after project funds have been allocated. Mr. Jamerson also requested a list of Afro-American contractors to whom the Agency has awarded contracts.

CLOSED SESSION

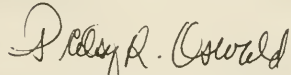
Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located on the northeast corner of Third and Mission Streets in Yerba Buena Center and the entity the Agency may negotiate with is Third and Mission Associates, LLC.

This item was not held.

ADJOURNMENT

It was moved by Mr. Dunlop, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:28 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Patsy R. Oswald". The signature is written in dark ink and is positioned above the printed name and title.

Patsy R. Oswald
Agency Secretary

APPROVED

February 23, 1999

SAN FRANCISCO REDEVELOPMENT AGENCY

CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
FOURTH FLOOR COMMISSION BOARD ROOM
www.ci.sf.ca.us/sfra

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AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE ~~NO~~ COMMISSION MEETING ON
FEBRUARY 16, 1999

THE NEXT REGULAR MEETING WILL BE HELD ON
FEBRUARY 23, 1999

Prepared and mailed February 10, 1999

**HOUSING COMMITTEE
OF THE AFFORDABLE HOUSING AND HOME OWNERSHIP BOND
PROGRAM
CITY AND COUNTY OF SAN FRANCISCO**

Date: February 10, 1999

**NOTICE
of
Rescheduling**

**The regular meeting of the Housing Committee
scheduled for February 16, 1999 has been
rescheduled until
February 23, 1999, at 4:00 p.m.,
at San Francisco City Hall, located at
1 Dr. Carlton B. Goodlett Place, Room 416.**

**NOTE: QUESTIONS MAY BE DIRECTED TO Arlene Joyner,
Housing Committee Secretary at 415 252-3142.**

199
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
23RD DAY OF FEBRUARY, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:35 p.m. on the 23rd day of February, 1999, the place and date duly established for holding of such a meeting.

The Acting President called the meeting to order and on roll call the following answered present:

Mark Dunlop, Acting President
Leroy King
Ramon Romero
Darshan Singh
Lynette Sweet

DOCUMENTS DEPT.

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and the following were absent:

Benny Y. Yee, President
Neli Palma

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The Acting President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meeting, January 26, 1999; Regular Meeting, February 2, 1999; Regular Meeting, February 9, 1999.
- (b) Resolution No. 20-99 authorizing Commissioner Mark Dunlop to travel to Palm Springs, California, March 16-18, 1999 to attend the California Redevelopment Association's Annual Conference and Expo. Costs to the Agency will not exceed \$1,500.
- (c) Resolution No. 21-99 ratifying the transfer of \$650,000 of Yerba Buena Center child care development fees to South of Market Child Care, Inc., a California Nonprofit Public Benefit Corporation, for operation of the Yerba Buena Gardens Child Care Center; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. SINGH AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b) AND (c), RESOLUTION NUMBERS 20-99 AND 21-99, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (i) BE THE NEXT ORDER OF BUSINESS.

- (i) Resolution No. 27-99 authorizing a Housing Opportunities for Persons with AIDS Capital Loan Agreement with the Tenderloin Neighborhood Development Corporation in an amount not to exceed \$2,000,000 for acquisition of the Ambassador Hotel located at 55 Mason Street.

Speakers: Brad Paul, Lower Eddy Task Force.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 27-99 BE ADOPTED.

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (g) BE THE NEXT ORDER OF BUSINESS.

- (g) Resolution No. 25-99 authorizing a Personal Services Contract with Blacklist, Inc. in an amount not to exceed \$50,000 to produce the 1999 Juneteenth Festival in the Lower Fillmore; Western Addition A-2.

Speakers: Timothy Simon, Co-Chair, Black List, Inc.; Mary Helen Rogers, NAACP; Randall Evans; and Dexter Woods, Junteenth.

MOTION: IT WAS MOVED :BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 25-99 BE CONTINUED TO THE MEETING OF MARCH 2, 1999.

- (d) Resolution No. 22-99 authorizing a Fifth Amendment (which revises the Schedule of Performance) to the Disposition and Development Agreement with Armax Yerba Buena, LLC, regarding the purchase and development of Parcel 3751-H located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.

Speakers: Larry Bond, Armax Yerba Buena, LLC; Howard Wexler, Feldman, Waldman and Kline; Alex Dichiara, Grubb & Ellis; Veny Zomora, COA; Mary Saunders; Ken Iremonger; Jim Berk, Silvercrest Seniors Residence; and John Elberling, TODCO.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 22-99 BE ADOPTED.

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM 4 (h) BE THE NEXT ORDER OF BUSINESS.

- (h) Resolution No. 26-99 authorizing the Executive Director to enter into Exclusive Negotiations for the disposition and development of Site EE-2, located on the northwest corner of the intersection of Whitney Young Circle and Hudson Avenue, with Stony Hill Summit, LLC; Hunters Point.

Speaker: T.L. Cook, Stony Hill Summit, LLC.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 26-99 BE ADOPTED.

- (e) Resolution No. 23-99 approving a proposed budget for the period July 1, 1999, through June 30, 2000, and authorizing the Executive Director to submit the proposed budget to the Mayor and Board of Supervisors of the City and County of San Francisco.

Ms. Sweet left the meeting at 6:00 p.m. during the presentation on item (e).

Speakers: Mary Helen Rogers, NAACP; Essie Collins, Merchants; and Pam David, Mayor's Office of Community Development.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 23-99 BE ADOPTED.

RECESS

The meeting recessed at 6:20 p.m. and reconvened at 6:27 p.m.

- (f) Resolution No. 24-99, authorizing a Personal Services Contract in an amount not to exceed \$100,000 with the Japanese Community Youth Council in connection with preparation of the Japantown Community Plan; Western Addition A-2.

Speakers: Mary Helen Rogers, NAACP; Sandy Mori, Chairperson, Seiko Fujimoto and Sam Seiki, Japantown Task Force.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 24-99 BE ADOPTED.

- (j) Workshop on Schematic Drawings for the residential tower on Parcel EB-1 located at the northeast corner of Third and Mission Streets; Yerba Buena Center.

Speakers: Paul King, Elkus Manfredi; Don Andreini, San Francisco Heritage; and Edward Helfeld, California Historical Society.

CLOSED SESSION

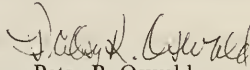
Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northeast corner of Third and Mission Streets (East Block 1) in Yerba Buena Center and the entity the Agency may negotiate with is Third and Mission Associates, LLC.

This item was not held.

ADJOURNMENT

It was moved by Mr. Singh, seconded by Mr. Romero, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:20 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

March 30, 1999

5
/99
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
2ND DAY OF MARCH, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:20 p.m. on the 2nd day of March, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Ramon Romero
Darshan Singh
Lynette Sweet

DOCUMENTS DEPT.

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and the following was absent:

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Neli Palma

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

UNFINISHED BUSINESS

- (a) Resolution No. 25-99 authorizing a Personal Services Contract with Blacklist, Inc. in an amount not to exceed \$75,000 to produce the 1999 Juneteenth Festival in the Lower Fillmore; Western Addition A-2.

Speakers: Timothy Simon, Blacklist, Inc.; Dexter Woods; Mary Helen Rogers; and Randall Evans (speaking on behalf of a number of Western Addition area residents who were present).

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 25-99 BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 28-99 authorizing the Executive Director to submit an application to the Coastal Conservancy for grant funds from the San Francisco Bay Access Program for a recreational trail; Hunters Point Shipyard Redevelopment Project Area

- (b) Resolution No. 29-99 authorizing payment of \$65,000 to the Human Rights Commission of the City and County of San Francisco, which represents the Agency's share of the cost of the Citywide Surety Bond Program.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) AND (b), RESOLUTION NUMBERS 28-99 AND 29-99, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Resolution No. 30-99 authorizing Exclusive Negotiations with Site X Development Partners, LLC for the disposition and development of Site X located on the south side of Keith Street at Hudson Avenue; Hunters Point.

Speakers: Michael Johnson, Em Johnson Interest; Yves Ghiai, GDC Properties, Inc.; Dorris M. Vincent; and Ron Bedford, Project Manager.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 30-99 BE ADOPTED

- (d) Resolution No. 31-99 authorizing Exclusive Negotiations with Habitat for Humanity San Francisco for the disposition and development of Site FF-2 located on the north side of Oakdale Avenue at Keith Street; Hunters Point.

Speakers: Martha Simmons and Mara Feeney, Habitat for Humanity; Dorris M. Vincent; and Yves Ghiai, GDC Properties, Inc.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 31-99 BE ADOPTED.

- (e) Report on the operations of Center for the Arts; Yerba Buena Center.

Speaker: John Killacky, Executive Director, Center for the Arts.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS.

- (a) Essie Collins spoke regarding the MUNI Substation in the Western Addition being used for youth programs.
- (b) Mary Helen Rogers spoke regarding the MUNI Substation; Parcel 724-A(1) located at the southeast corner of Webster and O'Farrell Streets; and Parcels 677-C(1) and C(2) located on the north side of Sutter Street between Fillmore and Webster Streets, all in the Western Addition.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northeast corner of Third and Mission Streets (East Block 1) in Yerba Buena Center and the entity the Agency may negotiate with is Third and Mission Associates, LLC.

RECESS

It was moved by Mr. Dunlop, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:59 p.m.

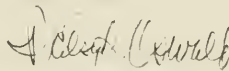
RECONVENED

At this time, 6:41 p.m., the meeting reconvened back to the regular session and Jim Karpiak, Acting Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:42 p.m.

Respectfully submitted,



Patsy R. Oswald
Agency Secretary

APPROVED

March 30, 1999

199
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
9TH DAY OF MARCH 9, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 9th day of March, 1999, the place and date duly established for holding of such a meeting.

The Acting President called the meeting to order and on roll call the following answered present:

Mark Dunlop, Acting President
Leroy King
Neli Palma
Darshan Singh

and the following were absent:

Benny Y. Yee, President
Ramon Romero
Lynette Sweet (Arrived at 5:08 p.m.)

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The Acting President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 32-99 authorizing Amendment No. 2 to Letter Agreement No. 989 with the Department of Public Works of the City and County of San Francisco in an amount not to exceed \$117,110 to provide final design plans, specifications and cost estimates for the Sixth Street Urban Design Project; South of Market.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 32-99 BE ADOPTED

- (b) Resolution No. 33-99 authorizing the Executive Director to contract for administrative and community outreach services for the Hunters Point Shipyard Citizens Advisory Committee for an aggregate amount not to exceed \$150,000; Hunters Point Shipyard.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 33-99 BE ADOPTED.

- (c) Resolution No. 34-99 authorizing a Second Amendment which expands the scope of services, extends the time of completion and increases the amount of compensation by \$59,000 to the Regina Davis and Associates Personal Services Contract.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 34-99 BE ADOPTED.

- (d) Resolution No. 35-99 conditionally approving the Schematic Design for the proposed residential development by Third and Mission Associates LLC on Parcel East Block One located on the northeast corner of Third and Mission Streets; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 35-99 BE ADOPTED.

RECESS

The meeting recessed at 4:50 p.m., and reconvened at 4:55 p.m.

- (e) Resolution No. 36-99 authorizing the Executive Director to grant a Lease Rent Credit of \$200,000 to Yerba Buena Entertainment Center, LLC with respect to the CB-2 Entertainment/Retail Site as an Agency contribution to sidewalk construction costs along the east side of Fourth Street between Mission and Howard Streets; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 36-99 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Todd Lewis, Omega Pacific Electrical Supply, requested he be notified of contracts that are put out to bid in Redevelopment Project Areas.

REPORT OF THE EXECUTIVE DIRECTOR

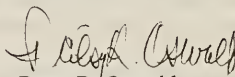
- (a) Hunters Point Artist Studio Space Policy.

Ms. Sweet arrived at 5:08 p.m. during the Report of the Executive Director.

ADJOURNMENT

It was moved by Mr. King, seconded by Ms. Sweet, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:15 p.m.

Respectfully submitted,



Patsy R. Oswald
Agency Secretary

APPROVED

March 30, 1999

5
6/99

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
16TH DAY OF MARCH, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:45 p.m. on the 16th day of March, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Neli Palma
Darshan Singh

DOCUMENTS DEPT.

APR 05 1999

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and the following were absent:

Ramon Romero
Lynette Sweet

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

ONE MINUTE'S SILENCE WAS OBSERVED IN MEMORY OF ETHEL M. GARLINGTON, A FORMER REDEVELOPMENT AGENCY EMPLOYEE AND COMMUNITY ACTIVIST FROM BAYVIEW HUNTERS POINT.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 37-99 authorizing travel for James B. Morales, Executive Director, to Palm Springs, California, March 16-19, 1999, to attend the California Redevelopment Association Annual Conference at a cost not to exceed \$1,700.

Speaker: Mary Helen Rogers, NAACP.

- (b) Resolution No. 38-99 authorizing the replacement of the accounting firm of Tremelling & Van Rusten, LLP with North of Market Planning Coalition as Fiscal Agent for the Sutter Apartments Resident Capacity Grant, as part of the Agency's Housing Preservation Program.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a) AND (b), RESOLUTION NUMBERS 37-99 AND 38-99, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Workshop on Mission Bay Projects and Request for Qualifications for the development of affordable housing on Block N-2 in Mission Bay North.

Speaker: Marcia Rosen, Mayor's Office of Housing.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Mary Helen Rogers, NAACP, spoke regarding the Certificate of Preference Holders Program and tenant issues at the Fillmore Center in the Western Addition A-2.

CLOSED SESSION

Closed Session: Pursuant to Government Code Section 54956.9(c); Conference with Legal Counsel regarding initiation of litigation, one potential case: S.Y. Investment Co., Inc.

RECESS

It was moved by Mr. Dunlop, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:25 p.m.

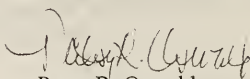
RECONVENED

At this time, 5:35 p.m., the meeting reconvened back to the regular session and Robert Firehock, Deputy General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Ms. Palma, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:36 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED: March 30, 1999

99

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
30TH DAY OF MARCH, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting in the Board of Supervisors' Chambers, Room 250, at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 30th day of March, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Ramon Romero
Darshan Singh
Lynette Sweet

DOCUMENTS DEPT.

APR 29 1999

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and the following was absent:

Neli Palma (Arrived at 4:21 p.m.)

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Representing the press was: Dan Levy, San Francisco Chronicle.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Approval of Minutes: Regular Meetings, February 23, March 2, 9 and 16, 1999; Special Meeting, September 17, 1998; Closed Session Meetings, January 26, March 2 and 16, 1999.
- (b) Resolution No. 39-99 authorizing travel for Olson Lee, Housing Program Manager, Housing Division, to attend the Association of Local Housing Finance Agencies (ALHFA) Spring Educational Conference on April 7-10, 1999 in San Antonio, Texas, at a cost not to exceed \$1,432.
- (c) Resolution No. 40-99 authorizing a Third Amendment in an amount not to exceed \$55,000 to the Personal Services Contract between Keyser Marston Associates, Inc. and the Redevelopment Agency of the City and County of San Francisco; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b) AND (c), RESOLUTION NUMBERS 39-99 AND 40-99, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (d) Resolution No. 41-99 authorizing a Second Amendment to the Personal Services Contract with the Market Street Association in an amount not to exceed \$37,500 for services to the Project Area Committee; Mid-Market Survey Area.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 41-99 BE ADOPTED

- (e) Resolution No. 42-99 approving an Amendment to the Purchase Agreement with S.Y. Investment Co., Inc., for parcels related to the proposed Federal Office Building at 7th and Mission Streets, to extend the closing date to March 31, 1999; Federal Office Building.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 42-99 BE ADOPTED.

At this time, 4:21 p.m., Ms. Palma arrived at the meeting.

- (f) Resolution No. 43-99 authorizing Exclusive Negotiations with Lennar/BVHP Partners, LLC, as Master Developer for the Hunters Point Shipyard; Hunters Point Shipyard Redevelopment Project Area.

Paul Garity and Sergio Raynal, KPMG, LLC, made presentations on the evaluation of proposals for the development of the Hunters Point Shipyard.

Developer presentations were made by: Martha Buxton and Chuck Collins, Catellus Development Corporation/WDG Ventures; Michael Johnson and Albert Ratner, Forest City/Em Johnson Interest; and Greg McWilliams, Lennar/BVHP Partners, LLC.

Speakers: Robert Toney, retired Admiral; Bob Hocker, retired Navy Captain; Derek Smith, Marinship Construction; Elouise Westbrook; Mohammed Nuru, SLUG; Helen Jackson, All Hallows Tenants; Al Norman; Victor Marquez; Orville Luster, Youth for Service; Carolyn Garrity, National Association of Women in Construction; Charlie Walker, Bayview Hunters Point Builders Exchange; Jim Davies, Harding Lawson Associates; Olin Webb; Michael Willis, MWA Architects/Forest City; Randall Martinez, Cordoba Corporation; Ulysses J. Montgomery, Mco Consulting Engineers; Joe O'Donoghue, Residential Builders; Reverend Arnold Townsend; Kevin Stampley; Espanola Jackson; Dorothy Peterson; Oscar James; Leona Lee; Marie Harrison; Willie Ratcliff, AA Contractors of San Francisco; Marsha Pendergrass; R. Scott; Raymond J. Tompkins; Laura Luster, Luster Group; William D. Hunter; Michael Hamman, India Basin Neighborhood Association; Leon Thibeaux, Mayor's Hunters Point Shipyard Advisory Committee; Eve Bach, Arc Ecology; Lynn Sedway, Sedway Group; Janice Embrey; Martha Simmons; Barbara Banks, B&C Painting; Jesse Mason, Bayview Advocates; Terrell Smith; Robert J. McCarthy; Bob O'Brien, Natalie Berg and Michael Baines, Forest City; Myles Stevens,

Stevens and Associates; Michael Johnson, Forest City/Em Johnson Interest; Derf Butler; Ena Aguirre; Jonathan Gomwalk; and Dana Lanza.

RECESS

The meeting recessed at 8:10 p.m. and reconvened at 8:25 p.m.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH THAT THE RECOMMENDATION OF THE CONSULTING FIRM OF KPMG, LLC, TO SELECT FOREST CITY ENTERPRISE/EM JOHNSON INTEREST AS THE MASTER DEVELOPER FOR THE HUNTERS POINT SHIPYARD BE REJECTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Singh
Ms. Sweet
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Dunlop
Ms. Palma
Mr. Romero

AND THE FOLLOWING ABSTAINED:

None

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 43-99 BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Ms. Palma
Mr. Romero
Mr. Singh
Ms. Sweet
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

None

AND THE FOLLOWING ABSTAINED:

None

CLOSED SESSION

Pursuant to Government Code Section 54957: Executive Director's appointment of Acting Agency General Counsel.

RECESS

It was moved by Mr. Dunlop, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 9:20 p.m.

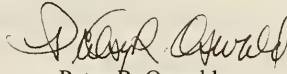
RECONVENED

At this time, 9:25 p.m., the meeting reconvened back to the regular session and Robert Firehock, Acting Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 9:27 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

April 13, 1999

SAN FRANCISCO REDEVELOPMENT AGENCY

CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.ci.sf.ca.us/sfra

AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE ~~NO~~ COMMISSION MEETING ON
APRIL 6, 1999

THE NEXT REGULAR MEETING WILL BE HELD ON
APRIL 13, 1999

Prepared and mailed March 31, 1999

DOCUMENTS DEPT.

APR 01 1999

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
13TH DAY OF APRIL, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 13th day of April, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Ramon Romero
Darshan Singh

DOCUMENTS DEPT.

and the following was absent:

Neli Palma
Lynette Sweet (Arrived 4:10 p.m.)

APR 29 1999

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meeting, March 30, 1999; Closed Session Meeting, March 30, 1999.
- (b) Resolution No. 44-99 authorizing the Executive Director and Deputy Executive Directors to obtain Federal and State Disaster Assistance and rescinding Resolution No. 46-90; All Redevelopment Project and Survey Areas.
- (c) Resolution No. 45-99 authorizing a First Amendment to the Housing Opportunities for Persons with AIDS Technical Services Agreement with the Corporation for Supportive Housing to extend the Agreement through June 30, 1999.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b) AND (c), RESOLUTION NUMBERS 44-99 AND 45-99, BE ADOPTED.

At this time, 4:10 p.m., Ms. Sweet arrived at the meeting.

NEW BUSINESS - REGULAR AGENDA

- (d) Resolution No. 46-99 authorizing a Personal Services Contract in an amount not to exceed \$40,000 with Emily Rogers for the Executive Secretary/Coordinator Services to the Bayview Hunters Point Project Area Committee.

Speaker: Emily Rogers, Bayview Hunters Point Project Area Committee.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 46-99 BE ADOPTED

- (e) Presentation on UCSF Mission Bay Master Plan and Building 24 design.

Presentations were made by: Robin Jones, UCSF; John Roffo and Bill Biefenbach, Project Architects.

Speaker: Lloyd Schloegel.

MATTERS NOT APPEARING ON AGENDA

There is an additional Closed Session item, which arose subsequent to posting of the agenda on Wednesday, April 7, 1999. Pursuant to Government Code Section 54954.2(b)(2) of the Brown Act, a vote of five Commission members is required to add this item.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. SWEET THAT, IN ACCORDANCE WITH THE BROWN ACT, THIS ITEM BE ADDED TO THE AGENDA, AND IT IS DETERMINED THAT THERE IS A NEED TO TAKE IMMEDIATE ACTION AND THE NEED FOR ACTION ON THIS ITEM AROSE AFTER POSTING OF THE AGENDA ON APRIL 7, 1999 AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Romero
Ms. Sweet
Mr. Singh
Mr. Yee
Mr. Dunlop
Mr. King

AND THE FOLLOWING VOTED "NAY":

None

AND THE FOLLOWING ABSTAINED:

None

This item is pursuant to Government Code Section 54956.9 - significant exposure to litigation: one potential case.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Mary Helen Rogers, NAACP/AGAPE, requested information on the Agency's Certificate of Preference Program; the Fillmore Renaissance Project in the Western Addition; and Consent Agenda (b) relating to Federal and State Disaster Assistance.
- (b) Quentin Easter spoke regarding the Lorraine Hansberry Theater proposal to be a participant in the development of One Federal Street Building in Rincon Point-South Beach.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) Request for Proposals for Housing Opportunities for Persons with AIDS Rental Program.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property locations and the entities the Agency may negotiate with are:

- (a) northeast corner of Third and Mission Streets (East Block 1) in Yerba Buena Center with Third and Mission Associates, LLC.
- (b) 1 Federal Street (Site G) in Rincon Point-South Beach with Mariposa LNR Partners.

RECESS

It was moved by Mr. Singh, seconded by Ms. Sweet, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:25 p.m.

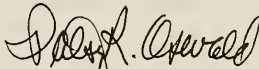
RECONVENED

At this time, 6:21 p.m., the meeting reconvened back to the regular session and Robert Firehock, Acting Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Dunlop, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:22 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Patsy R. Oswald".

Patsy R. Oswald
Agency Secretary

APPROVED

April 27, 1999

SAN FRANCISCO REDEVELOPMENT AGENCY

CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.ci.sf.ca.us/sfra

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AGENDA

*0/99
meeting* NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE ~~NO~~ COMMISSION MEETING ON

APRIL 20, 1999

THE NEXT REGULAR MEETING WILL BE HELD ON

APRIL 27, 1999

Prepared and mailed April 14, 1999

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
27TH DAY OF APRIL, 1999

199 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:30 p.m. on the 27th day of April, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Leroy King
Neli Palma
Ramon Romero
Darshan Singh

and the following was absent:

Mark Dunlop, Vice President
Lynette Sweet

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

(a) Approval of Minutes: Regular Meeting, April 13, 1999.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

(b) Resolution No. 47-99 authorizing a Second Amendment to the Commercial Retail Lease with Walter and Patricia Curd, dba Curd and Curd, with respect to the East Cafe at the Yerba Buena Gardens; Yerba Buena Center.

Speaker: Jim Berk, South of Market Project Area Committee.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 47-99 BE ADOPTED

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- (c) Workshop on Mission Bay North Block N2 Major Phase Submission and North Plan Area Streetscape Concept Plan and Signage Master Plan; Mission Bay North.

Presentations were made by: Douglas Gardner and Eric Harrison, Catellus Development Corporation.

Speaker: Jim Berk, South of Market Project Area Committee.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Jim Berk, South of Market Project Area Committee, spoke regarding housing and land use issues in the South of Market.

COMMISSIONERS' QUESTIONS AND MATTERS

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALMA THAT CONSIDERATION OF HOLDING A COMMISSION RETREAT BE CALENDARERD AS AN AGENDA ITEM FOR THE MEETING OF MAY 4, 1999 AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Ms. Palma
Mr. Romero

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. Property location is the Hunters Point Shipyard and the entity the Agency may negotiate with is Lennar/BVHP Partners, LLC.
- (b) Pursuant to Government Code Section 54957 - Performance Evaluation: Executive Director.

RECESS

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:35 p.m.

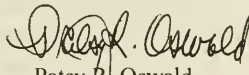
RECONVENED

At this time, 6:45 p.m., the meeting reconvened back to the regular session and James Morales, Executive Director, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Ms. Palma, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:46 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

May 11, 1999

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
4TH DAY OF MAY, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:20 p.m. on the 4th day of May, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Neli Palma
Ramon Romero
Darshan Singh
Lynette Sweet

DOCUMENTS DEPT.

and the following was absent:

None

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 48-99 authorizing \$1,000,000 Basement and Sidewalk Enhancement Program to provide structural support for improved sidewalks along Sixth Street; South of Market.

Speakers: Jim Berk, South of Market Project Area Committee; David Patel, Hotel Owner, SOMA; Sam Sinh, Property Owner; and Ralph Kazanjian, Property Owner.

MOTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (a), RESOLUTION NO. 48-99, BE CONTINUED TO THE MEETING OF JUNE 1, 1999.

- (b) Resolution No. 49-99 authorizing a Second Amendment to the Personal Services Contract increasing the contract amount by not to exceed \$71,699 with Mission Hiring Hall's South of Market Employment Center for Employment Development Services related to the staffing of the Starwood (W) Hotel, the Sony Metreon and other Yerba Buena developments; Yerba Buena Center.

Speaker: Jim Berk, South of Market Project Area Committee.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 49-99, BE CONTINUED TO THE MEETING OF MAY 18, 1999.

- (c) Resolution No. 50-99 authorizing a Second Amendment to the Operating Agreement between Zeum and the Redevelopment Agency of the City and County of San Francisco; Yerba Buena Center.

David Dial and John Sanger, Zeum.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 50-99 BE ADOPTED.

- (d) Workshop presentation on the Basic Concept Design for the proposed development on Parcel EB-2A at the southeast corner of Third and Mission Streets; Yerba Buena Center.

Speakers: Richard Friedman and Wayne Hu, Carpenter & Company; Fred Jordan, Jordan Associates; and Craig Hartman, Skidmore Owings.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Al Borvice, Housing Development and Neighborhood Preservation Corporation, requested an item be placed on a future agenda regarding a Housing Developer Fee.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at 1 Federal Street (Site G) in Rincon Point-South Beach and the entity the Agency may negotiate with is Mariposa LNR Partners.

RECESS

It was moved by Mr. King, seconded by Ms. Sweet, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:30 p.m.

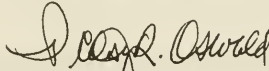
RECONVENED

At this time, 7:16 p.m., the meeting reconvened back to the regular session and Robert Firehock, Acting Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Dunlop, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:17 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patsy R. Oswald". The signature is fluid and cursive, with the first name "Patsy" being more prominent.

Patsy R. Oswald
Agency Secretary

APPROVED

May 25, 1999

99
MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
11TH DAY OF MAY, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 11th day of May, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Neli Palma
Ramon Romero
Darshan Singh
Lynette Sweet

DOCUMENTS DEPT.

and the following was absent:

None

JUN 02 1999

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

CONSENT AGENDA

- (a) Approval of Minutes: Regular Meeting, April 27, 1999.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Public Hearing to hear all persons interested in the lease of land located at 1820 Post Street in connection with the Golden Gate Apartments; Western Addition A-2.

The Public Hearing was opened to hear all persons interested in this matter.

Resolution No. 51-99 authorizing the Executive Director to: (1) purchase an existing 236 mortgage in an amount not to exceed \$2.3 million from GMAC Commercial Mortgage; (2) assign the Agency's rights to purchase the improvements at 1820 Post Street to GGA 1820 Post, L.P.; (3) enter into a tax increment loan agreement with GGA 1820 Post, L.P. in an amount not to exceed \$747,000; and (4) dispose of the Agency's interest in the land at 1820 Post Street through a ground lease with GGA 1820 Post L.P., all in furtherance of the preservation and rehabilitation of Golden Gate Apartments, 1820 Post Street, as part of the Agency's affordable housing preservation program; Western Addition A-2.

- (c) Resolution No. 52-99 authorizing the issuance, sale and delivery of Multifamily Housing Revenue Bonds (Golden Gate Apartments) in one or more series in an aggregate principal amount not to exceed \$7,000,000, to finance residential facilities at 1820 Post Street for redevelopment purposes and approving and authorizing actions and documents relating thereto; Western Addition A-2.
- (d) Resolution No. 53-99 authorizing the Executive Director to enter into an Agreement with the Bank of America to guarantee the repurchase of certain mortgage revenue bonds to be issued by the Agency on behalf of GGA 1820 Post, L.P. in an amount not to exceed \$925,000; all in furtherance of the preservation and rehabilitation of Golden Gate Apartments, 1820 Post Street as part of the Agency's affordable housing preservation program; Western Addition A-2.

Speakers - Items (b) - (d): Gordon Chin, Chinatown Community Development Center; Dolores Ivy, Golden Gate Apartments Tenants Association; Mary Helen Rogers; , NAACP; Judy Akiyama, resident, Golden Gate Apartments; and Marcia Rosen, Mayor's Office of Housing.

There being no further persons wishing to appear in connection with this matter, the Public Hearing was closed.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 51-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION No. 52-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 53-99, BE ADOPTED.

- (e) Resolution No. 54-99 authorizing a Regulatory and Grant Agreement in an amount not to exceed \$1,828,590 with Housing Services Affiliate of Bernal Heights Neighborhood Center in connection with the construction of 55 low income rental units at 3101 Mission Street as part of the Citywide Tax Increment Housing Program.

Speakers: Alicia Klein, Mayor's Office of Housing; Joseph Smooke and Mauricio Vela, Bernal Heights Neighborhood Center; Victor Marquez; and Mary Helen Rogers, NAACP.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 54-99 BE ADOPTED.

- (f) Resolution No. 55-99 authorizing the issuance of a Request for Proposals for the development of Parcel 714-A(2) located at the northwest corner of Myrtle Street and Van Ness Avenue; Western Addition A-2.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 55-99 BE ADOPTED.

At this time, 5:45 p.m., Mr. Singh left the meeting.

- (g) Resolution No. 56-99 adopting environmental findings pursuant to the California Environmental Quality Act and State guidelines in connection with the North Plan Area Streetscape Master Concept Plan and Signage Plan and N2 Major Phase Submission; Mission Bay North Redevelopment Project Area.
- (h) Resolution No. 57-99 approving the N2 Major Phase submission in the Mission Bay North Redevelopment Project Area pursuant to an Owner Participation Agreement between the Redevelopment Agency of the City and County of San Francisco and Catellus Development Corporation; Mission Bay North Redevelopment Project Area.
- (i) Resolution No. 58-99 approving the Streetscape Master Concept Plan for the Mission Bay North Redevelopment Project Area pursuant to an Owner Participation Agreement between the Redevelopment Agency of the City and County of San Francisco and Catellus Development Corporation; Mission Bay North Redevelopment Project Area.
- (j) Resolution No. 59-99 approving the Signage Plan for the Mission Bay North Redevelopment Project Area pursuant to an Owner Participation Agreement between the Redevelopment Agency of the City and County of San Francisco and Catellus Development Corporation; Mission Bay North Redevelopment Project Area

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 56-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (h), RESOLUTION NO. 57-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (i), RESOLUTION NO. 58-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (j), RESOLUTION NO. 59-99, BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Mary Helen Rogers, NAACP, requested information regarding the property at 1960 Sutter Street and Parcel 732-A in the Western Addition. She also inquired regarding the status of the Certificate of Preference Holders Program.

COMMISSIONERS' QUESTIONS AND MATTERS

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO THAT CONSIDERATION OF WHETHER OR NOT TO HOLD A COMMISSION RETREAT BE CALENDARED AS AN AGENDA ITEM FOR THE MEETING OF MAY 18, 1999 AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Ms. Palma
Mr. Romero
Ms. Sweet

AND ON THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the southeast corner of Third and Mission Streets (EB-2A) in Yerba Buena Center and the entity the Agency may negotiate with is Carpenter and Company.

RECESS

It was moved by Ms. Sweet, seconded by Mr. Romero, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:15 p.m.

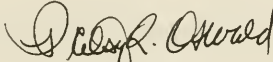
RECONVENED

At this time, 7:06 p.m., the meeting reconvened back to the regular session and Robert Firehock, Acting Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Ms. Sweet, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:07 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald". The signature is fluid and cursive, with the first name "Patsy" being more prominent.

Patsy R. Oswald
Agency Secretary

APPROVED

May 25, 1999

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
18TH DAY OF MAY, 1999

99 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:20 p.m. on the 18th day of May, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Neli Palma
Ramon Romero
Lynette Sweet

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and the following was absent:

Darshan Singh (Arrived 4:50 p.m.)

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

UNFINISHED BUSINESS

- (a) Resolution No. 49-99 authorizing a Second Amendment to the Personal Services Contract increasing the contract amount by not to exceed \$39,017 with Mission Hiring Hall's South of Market Employment Center for Employment Development Services related to the staffing of the Starwood (W) Hotel, the Sony Metreon and other Yerba Buena developments, Yerba Buena Center.

Speaker: Jim Berk, South of Market Project Area Committee.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 49-99 BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (a) Consideration of Public Art Project for the Starwood (W) Hotel located at 181 Third Street; Yerba Buena Center.

MOTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (a) BE CONTINUED.

- (b) Consideration of Request for an additional developer fee of \$81,500 by the Housing Development and Neighborhood Preservation Corporation in connection with Gabriela Apartments located at 587 Natoma Street; South of Market.

At this time, 4:50 p.m., Mr. Singh arrived at the meeting.

Speaker: Al Borvice, Housing Development and Neighborhood Preservation Corporation, requested a revised reduced developer fee of \$42,000.

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, THAT THE REQUESTED ADDITIONAL DEVELOPER FEE OF \$42,000 BE GRANTED

MR. DUNLOP PROPOSED AN AMENDMENT TO THE MOTION THAT APPROVAL BE SUBJECT TO AN ADEQUATE ACCOUNTING OF EXPENDITURES.

MR. ROMERO INDICATED HE DID NOT FIND THE PROPOSED AMENDMENT ACCEPTABLE.

THE PRESIDENT THEREUPON DECLARED THAT THE AMENDMENT FAILED.

A ROLL CALL VOTE WAS TAKEN ON THE MOTION TO GRANT AN ADDITIONAL DEVELOPER FEE OF \$42,000 AND THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Mr. Romero
Mr. Singh
Ms. Sweet

AND THE FOLLOWING VOTED "NAY":

Ms. Palma
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (c) Resolution No. 60-99 authorizing Exclusive Negotiations for the Disposition and Development of the real property known as 1 Federal Street located at the intersection of Federal Street and First Street with LNR-Lennar Brannan Street, LLC; Rincon Point-South Beach.

Speakers: Richard Kaufman, Project Sponsor; Mary Helen Rogers; and Quentin Easter, Lorraine Hansberry Theater (requested a two week continuance in order to conclude negotiations with LNR-Lennar Brannan Street, LLC in connection with 1 Federal Street).

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP THAT ITEM (c). RESOLUTION NO. 60-99, BE CONTINUED TO THE MEETING OF MAY 25, 1999 TO PERMIT TIME TO RESOLVE THE LORRAINE HANSBERRY THEATER ISSUE AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Ms. Palma
Mr. Romero
Mr. Singh
Ms. Sweet
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

None

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

(d) Consideration of whether or not to hold a Commission Retreat.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. SWEET TO HOLD A COMMISSION RETREAT AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Ms. Palma

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Romero
Mr. Singh
Ms. Sweet
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT
AGENCY RELATED MATTERS

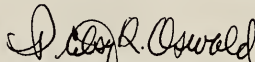
- (a) Jim Berk, South of Market Project Area Committee, spoke regarding housing and planning issues in the South of Market.
- (b) Carmen Johnson, Agape Outreach Center, requested that a proposal by Agape be calendared for the May 25, 1999 Agency meeting.
- (c) Mary Helen Rogers requested information regarding Parcel 732-A in the Western Addition and the Certificate of Preference Holders Program.

MOTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT CONSIDERATION OF A REQUEST BY AGAPE OUTREACH CENTER FOR FUNDING BE CALENDARRED FOR THE MAY 25, 1999 MEETING.

ADJOURNMENT

It was moved by Mr. Singh, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:55 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

June 8, 1999

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
25TH DAY OF MAY, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 25th day of May, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Darshan Singh
Lynette Sweet

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and the following was absent:

Neli Palma
Ramon Romero

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Representing the press were: Dan Levy, San Francisco Chronicle; and Anita Wadhwani, San Francisco Examiner.

UNFINISHED BUSINESS

- (a) Resolution No. 60-99 authorizing Exclusive Negotiations for the Disposition and Development of the real property known as 1 Federal Street located at the intersection of Federal Street and First Street with LNR-Lennar Brannan Street, LLC; Rincon Point-South Beach. (Continued from the meeting of May 18, 1999) (Resolution No. 60-99)

RULE OF THE CHAIR: THE PRESIDENT INDICATED THAT, SUBJECT TO THE OBJECTION OF ANY COMMISSIONER, ITEM (a), RESOLUTION NO. 60-99, WOULD BE CONTINUED TO THE MEETING OF JUNE 8, 1999. THERE BEING NO SUCH OBJECTION, IT WAS SO ORDERED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, May 4 and 11, 1999.
- (b) Resolution No. 61-99 authorizing attendance by the Development Services Manager at the Urban Land Institute's 1999 Real Estate school of Finance in San Francisco from June 7-14, 1999 at a cost not to exceed \$2,460.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEM (b), RESOLUTION No. 61-99, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (c) Public Hearing to hear all persons interested in a Disposition and Development Agreement for the parcel located at the southeast corner of Third and Mission Streets in Yerba Buena Center.

The Public Hearing was opened to hear all persons interested in this matter.

Resolution No. 62-99 authorizing a Disposition and Development Agreement with CC California, LLC for Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center.

- (d) Resolution No. 63-99 conditional approval of the Basic Concept Design for the proposed development on Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center.

Speakers: Fred Jordan, a proposed partner in CC California, LLC; Thelma Golden, Cultural Consultant to the developer.

There being no further persons wishing to appear in connection with this matter, the Public Hearing was declared closed.

The Acting General Counsel, Robert Firehock, noted for the record the submission of a corrected page 4 to Resolution No. 62-99 and a corrected page 1 to Resolution No. 63-99 and that the Agency and Developer had agreed in a side letter dated May 25, 1999, to resolve certain issues by June 9, 1999, which letter was part of the agreement being approved by the Commission.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 62-99, BE ADOPTED

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 63-99, BE ADOPTED.

- (e) Resolution No. 64-99 commending and expressing appreciation to Lovell E. Davis for his services upon the occasion of his retirement from the City and County of San Francisco.

Speaker: Lovell E. Davis.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 64-99 BE ADOPTED.

- (f) Resolution No. 65-99 authorizing a First Amendment to a Personal Services Contract with Manchester Craftsmen's Guild for predevelopment services for an Arts and Technologies Training Center for an additional amount not to exceed \$75,000; South Bayshore Survey Area.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 65-99 BE ADOPTED.

- (g) Resolution No. 66-99 authorizing a First Amendment to an Agreement for Disposition of Land for Private Development with AT&T Corporation for property located at 795 Folsom Street; Yerba Buena Center.

Speaker: Jim Berk, South of Market Project Area Committee.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 66-99 BE ADOPTED.

- (h) Consideration of a request by Agape Outreach Center for a Personal Services Contract in an amount not to exceed \$214,969 as part of the Agency's Affordable Housing Preservation Program.

Speakers: Carmen Johnson, Agape Outreach Center; Michael Vanderhorst, Agape; Mary Helen Rogers, NAACP/Agape; Reverend Arnold Townsend; Lefty Gordon, Ella Hill Hutch Community Center; Roy Bouse; Derf Butler; Vivian Young; Essie Collins, Agape; L.P. Lewis, Consultant, Agape; and Linda Yoakum.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH THAT THE REQUEST FOR FUNDING BY AGAPE OUTREACH CENTER BE APPROVED, SUBJECT TO COMMISSION AUTHORIZATION OF A CONTRACT TO BE PREPARED BY STAFF AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Ms. Sweet
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY"

None

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

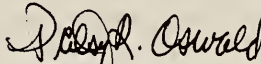
PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT
AGENCY RELATED MATTERS

- (a) Jim Berk spoke regarding Agenda Item (g), an amendment to an Agreement for Disposition of Land with AT & T Corporation; and housing and planning issues in the South of Market.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:00 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald". The signature is fluid and cursive, with the first name "Patsy" being more prominent.

Patsy R. Oswald
Agency Secretary

APPROVED

June 29, 1999

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
1ST DAY OF JUNE, 1999

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The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 1st day of June, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Ramon Romero
Darshan Singh

and the following were absent:

Neli Palma
Lynette Sweet

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

UNFINISHED BUSINESS

- (a) Resolution No. 48-99 Authorizing \$1,000,000 Basement and Sidewalk Enhancement Program to provide structural support for improved sidewalks along Sixth Street; South of Market.
(Continued from the meeting of May 4, 1999) (Resolution No. 48-99)

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (a), RESOLUTION NO. 48-99, BE CONTINUED TO THE MEETING OF JUNE 8, 1999 AT STAFF REQUEST.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 67-99 consideration of waiver of Agency's conflict of interest provision governing former Agency employees and Agency consultants working for Lennar/BVHP Partners, LLC at the Hunters Point Shipyard.
- (b) Resolution No. 68-99 authorizing an Exclusive Negotiations Agreement with Lennar/BVHP Partners, LLC for the Hunters Point Shipyard; Hunters Point Shipyard.

Speakers - Items (a) and (b): Ulysses J. Montgomery, Equity Development; and A. Jacquie Taliaferro, Alta Studios

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (a), RESOLUTION NO. 67-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 68-99, BE ADOPTED.

- (c) Resolution No. 69-99 authorizing a Personal Services Contract with The Private Industry Council of San Francisco, Inc. in an amount not to exceed \$747,000 to enter into and administer contracts for employment and training services with Ella Hill Hutch Community Center, Mission Hiring Hall, Inc. and Young Community Developers, Inc; Western Addition A-2, Yerba Buena Center, South of Market, Rincon Point-South Beach Redevelopment Project Areas and South Bayshore Redevelopment Survey Area.
- (d) Resolution No. 70-99 authorizing a Letter Agreement in an amount not to exceed \$345,000 with the Mayor's Office of Community Development to enter into and administer Business Development Contracts with the South of Market Foundation (South of Market, Yerba Buena Center and Rincon Point-South Beach) and Urban Economic Development Corporation (Western Addition A-2 and India Basin Industrial Park) and to enter into and administer an Entrepreneurial Training Contract with San Francisco Renaissance (All Redevelopment Project Areas).

Speakers - Items (c) and (d): John Elberling; Jim Berk, South of Market Project Area Committee; Dwayne Jones, Young Community Developers; Don Marcos, Executive Director, Mission Hiring Hall; Lefty Gordon, Ella Hill Hutch Community Center; Mary Helen Rogers; and Ray Holland, The Private Industry Council of San Francisco.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH THAT ITEM (c), RESOLUTION NO. 69-99, AND ITEM (d), RESOLUTION NO. 70-99, BE CONTINUED TO THE MEETING OF JUNE 15, 1999 AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Mr. Romero
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

None

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (e) Resolution No. 71-99 authorizing a Third Amendment to the Housing Opportunities for Person with AIDS (HOPWA) Program Administration Agreement with the San Francisco Housing Authority for the HOPWA Rental Assistance Program in an amount not to exceed \$325,000 for an extended term through July 31, 1999.

MOTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 71-99, BE CONTINUED TO THE MEETING OF JUNE 8, 1999 AT STAFF REQUEST.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Jim Berk, South of Market Project Area Committee, spoke regarding matters related to the South of Market.
- (b) Mary Helen Rogers, NAACP/Agape, requested information regarding Parcel 732-A in the Western Addition.
- (c) Carmen Johnson, Agape, inquired regarding the Coleman Funeral Home property in the Western Addition.

REPORT OF THE EXECUTIVE DIRECTOR

- (a) Report on 1960 Sutter Street in the Western Addition A-2.

This item was not held.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at the northeast corner of Third and Mission Streets (East Block 1) in Yerba Buena Center and the entity the Agency may negotiate with is Third and Mission Associates, LLC.

RECESS

It was moved by Mr. Romero, seconded by Mr. Singh, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:30 p.m.

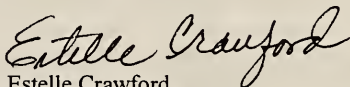
RECONVENED

At this time, 6:41 p.m., the meeting reconvened back to the regular session and Robert Fire hock, Acting Agency General Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Singh, seconded by Mr. Romero, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:42 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Estelle Crawford".

Estelle Crawford
Acting Agency Secretary

APPROVED

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
8TH DAY OF JUNE, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 8th day of June, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Leroy King
Neli Palma
Ramon Romero

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and the following were absent:

Mark Dunlop, Vice President
Darshan Singh (Arrived at 4:25 p.m.)
Lynette Sweet (Arrived at 4:50 p.m.)

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

UNFINISHED BUSINESS

- (a) Resolution No. 48-99 authorizing a \$1,000,000 Basement and Sidewalk Enhancement Program to provide structural support for improved sidewalks along Sixth Street; South of Market. (Continued from the meetings of May 4 and June 1, 1999).

At this time, 4:25 p.m., Mr. Singh arrived at the meeting.

Speakers: Ann Grogan and Jim Berk, South of Market Project Area Committee; Magne Veimoen, Pontiac Hotel; Ralph Kazanjian, Property Owner.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 48-99 BE ADOPTED.

- (b) Resolution No. 60-99 authorizing Exclusive Negotiations for the Disposition and Development of the real property known as 1 Federal Street located at the intersection of Federal Street and First Street with LNR-Lennar Brannan Street, LLC; Rincon Point-South Beach. (Continued from the meetings of May 18 and 25, 1999)

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 60-99, BE CONTINUED AT THE REQUEST OF THE DEVELOPER.

- (c) Resolution No. 71-99 authorizing a Third Amendment to the Housing Opportunities for Person with AIDS (HOPWA) Program Administration Agreement with the San Francisco Housing Authority for the HOPWA Rental Assistance Program in an amount not to exceed \$325,000 for an extended term through July 31, 1999. (Continued from the meeting of June 1, 1999)

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 71-99 BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meeting, May 18, 1999; Closed Session Meetings, April 13 and 27, 1999.

ADOPTION: IT WAS MOVED MS. PALMA, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) VOIDED
- (c) This item was heard after item (h).

At this time, 4:50 p.m., Ms. Sweet arrived at the meeting.

- (d) Resolution No. 74-99 authorizing a First Amendment to a Housing Opportunities for Persons with AIDS Capital Loan Agreement with Walden House, Inc. in an amount not to exceed \$171,700 for rehabilitation of the Planetree Housing Program located at 152-154 Coleridge Street.

Speakers: Wanda Barnes, Walden House; and Mary Helen Rogers, NAACP/Agape.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 74-99 BE ADOPTED.

- (e) Resolution No. 75-99 authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$464,642 with Maitri for its Residential Care Facility located at 401 Duboce.

Speaker: Mary Helen Rogers, NAACP/Agape.

ADOPTION: IT WAS MOVED BY MR.KING, SECONDED MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 75-99 BE ADOPTED.

- (f) Resolution No. 76-99 authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$1,387,486 with Catholic Charities of the Archdiocese of San Francisco for its Leland House at 141 Leland Avenue.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 76-99 BE ADOPTED.

- (g) Resolution No. 77-99 appointing individuals to the Rincon Point-South Beach Citizens Advisory Committee; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 77-99 BE ADOPTED.

- (h) Workshop on responses to a Request for Qualifications for Block N2 Agency Affordable Housing Parcel; Mission Bay North.

The following development teams made presentations: Mission Housing Development Corporation; Chinatown Community Center; and Bridge Housing Corporation.

RECESS

The meeting recessed at 6:15 p.m. and reconvened at 6:25 p.m.

- (c) Resolution No. 73-99 authorizing the application to the California Housing Finance Agency for \$2 million dollars in Housing Enabled by Local Partnerships Funds and the creation of the Mission Bay Help Program; Mission Bay North and South.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 73-99 BE ADOPTED

- (i) Workshop presentation of the Schematic Design for the Yerba Buena Lane/Retail Connector between Market and Mission Streets.

Paula Collins, Developer, and the Project Architects made presentations.

Speaker: Sue Hestor.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Mary Helen Rogers, NAACP/Agape requested information regarding Parcel 732-A in the Western Addition.
- (b) Jim Berk, South of Market Project Area Committee, spoke regarding the Sixth Street Basement and Sidewalk Enhancement Program.

- (c) Randall Evans spoke regarding the 1999 Juneteenth Festival.

REPORT OF THE EXECUTIVE DIRECTOR

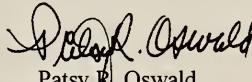
- (a) Report on 1960 Sutter Street; Western Addition A-2.

Speaker: Sue Hestor, Attorney for the Amelia Homeowners Association.

ADJOURNMENT

It was moved by Mr. Romero, seconded by Ms. Sweet, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:25 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

June 29, 1999

199

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
15TH DAY OF JUNE, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 3:00 p.m. on the 15th day of June, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Ramon Romero
Darshan Singh

DOCUMENTS DEPT.

and the following were absent:

Neli Palma
Lynette Sweet (Arrived at 3:20 p.m.)

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

UNFINISHED BUSINESS

- (a) Resolution No. 69-99 authorizing a Personal Services Contract with The Private Industry Council of San Francisco, Inc. in an amount not to exceed \$747,000 to enter into and administer contracts for employment and training services with Ella Hill Hutch Community Center, Mission Hiring Hall, Inc. and Young Community Developers, Inc; Western Addition A-2, Yerba Buena Center, South of Market, Rincon Point-South Beach Redevelopment Project Areas and South Bayshore Redevelopment Survey Area. (Continued from the meeting of June 1, 1999)
- (b) Resolution No. 70-99 authorizing a Letter Agreement in an amount not to exceed \$345,000 with the Mayor's Office of Community Development to enter into and administer Business Development Contracts with the South of Market Foundation (South of Market, Yerba Buena Center and Rincon Point-South Beach) and Urban Economic Development Corporation (Western Addition A-2 and India Basin Industrial Park) and to enter into and administer an Entrepreneurial Training Contract with San Francisco Renaissance (All Redevelopment Project Areas).(Continued from the meeting of June 1, 1999)

At this time, 3:20 p.m., Ms. Sweet arrived at the meeting.

Speakers - Item (a): Don Marcos, Mission Hiring Hall; Dwayne Jones, Young Community Developers; Richard Brown, Ella Hill Hutch Community Center; Mary Helen Rogers, NAACP/Agape; and Ray Holland, The Private Industry Council of San Francisco.

Speaker - Item (b): Amelita Pascual, South of Market Foundation.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (a), RESOLUTION NO. 69-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 70-99, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 78-99 authorizing a Ninth Amendment to the Land Disposition Agreement between the Redevelopment Agency of the City and County of San Francisco and Third and Mission Associates, LLC for the development of Parcel EB-1; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 78-99 BE ADOPTED

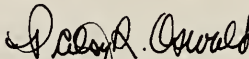
PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Mary Helen Rogers, NAACP/Agape requested information regarding Parcel 732-A and spoke regarding the banners for the Fillmore Street Jazz Festival.

ADJOURNMENT

It was moved by Ms. Sweet, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:35 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

June 29, 1999

SAN FRANCISCO REDEVELOPMENT AGENCY

CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.ci.sf.ca.us/sfra

AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE ~~NO~~ COMMISSION MEETING ON
JUNE 22, 1999

THE NEXT REGULAR MEETING WILL BE HELD ON
JUNE 29, 1999

Prepared and mailed June 16, 1999

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
29TH DAY OF JUNE, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:35 p.m. on the 29th day of June, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Neli Palma
Ramon Romero
Darshan Singh

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and the following was absent:

Lynette Sweet (Arrived 5:40 p.m.)

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

MATTER RELATED TO PROPOSITION A HOUSING ADVISORY COMMITTEE AGENDA

- (a) Resolution No. 79-99 authorizing a Housing for Persons with AIDS Capital Loan Agreement with Eighth Street Community Resources and Opportunities, Inc. in an amount not to exceed \$689,407 for costs related to the development of affordable family rental housing at 165 Eighth Street.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 79-99 BE ADOPTED.

UNFINISHED BUSINESS

- (a) Resolution No. 80-99 authorizing a First Amendment to the Regulatory and Grant Agreement with Agape Outreach Center that increases the total grant amount by \$50,000 from \$83,750 to \$133,750, as part of the Agency's Affordable Housing Preservation Program. (Continued from the meeting of May 25, 1999)

Speakers: Mary Helen Rogers, NAACP/Agape; and Michael Vanderhorst.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 80-99 BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, May 25, June 8 and 15, 1999; Closed Session Minutes, May 4 and 11, 1999.
- (b) Resolution No. 81-99 authorizing Lease and Sale/Maintenance Agreements with Xerox Corporation for a Model 5895 copier in an amount not to exceed \$35,000 per year for the five-year lease term.
- (c) Resolution No. 82-99 authorizing modification of JD Edwards accounting software licensing terms to allow upgrade to new client-server version at a cost not to exceed \$74,865.
- (d) Resolution No. 83-99 authorizing a Fourth Amendment to the Letter Agreement with the Treasure Island Development Authority, increasing the amount of the agreement by \$15,000 and extending the term for four months to reimburse the Agency for the oversight of Environmental Remediation Activities; Treasure Island.
- (e) Resolution No. 84-99 authorizing a First Amendment to the Housing Opportunities for Persons with AIDS Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco for the HIV Housing Assistance Program for an extended term through July 31, 1999.
- (f) Resolution No. 85-99 approving Work Study Agreements with the University of California, Berkeley and the University of San Francisco.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b) THROUGH (f), RESOLUTION NUMBER 81-99 THROUGH AND INCLUDING RESOLUTION NUMBERS 85-99, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (g) Resolution No. 86-99 approving the Public Artwork for the W San Francisco Hotel (Starwood) located at the northeast corner of Third and Howard Streets (Parcel EB-2C); Yerba Buena Center.

Speakers: John Buss and Michael Stutz (Artist), W San Francisco Hotel.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 86-99 BE ADOPTED

- (h) Resolution No. 87-99 conditionally Conditionally approving the Schematic Design for the Yerba Buena Lane Project between Market and Mission Streets; Yerba Buena Center.

Speaker: Cheryl Barton, Landscape Architect for the project.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 87-99 BE ADOPTED.

- (i) Resolution No. 88-99 authorizing Exclusive Negotiations with Mission Housing Development Corporation for the lease and development of the Agency Affordable Housing Parcel known as Parcel 2 of Block N2; Mission Bay North.

Speakers: Marcia Rosen, Director, Mayor's Office of Housing; Mark Schwartz, South Park Residence; Susan Wong, Chinatown Community Development Center; Marisol Zavala, Plaza Del Sol resident; and Ebony Mathis.

At this time, 5:40 p.m., Ms. Sweet arrived at the meeting.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 88-99 BE ADOPTED.

Item (l) was heard at this time.

- (l) Resolution No. 91-99 establishing classifications of positions and compensation for the Agency staff and establishing authority for appointment to and vacation from positions under said classifications and other matters.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH THAT ITEM (l), RESOLUTION NO. 91-99, BE CONTINUED TO THE MEETING OF JULY 13, 1999.

President Yee appointed a Committee of Commissioners Dunlop, King and Singh to review the Salary Resolution.

Speakers: Mary Rogers, NAACP/Agape; Reverend Arnold Townsend; and Jim Berk.

UPON ROLL CALL, ON THE MOTION TO CONTINUE ITEM (l), THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Singh
Ms. Sweet
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Dunlop
Ms. Palma
Mr. Romero

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

A this time, 6:35 p.m., Mr. Yee left the meeting and Mr. Dunlop assumed the Chair.

- (j) Public Hearing to hear all persons interested in a Disposition and Development Agreement for Parcel EE-2; Hunters Point.

The Public Hearing was opened to hear all persons interested in this matter.

Resolution No. 89-99 authorizing a Disposition and Development Agreement with Stony Hill Summit, LLC for the development of Site EE-2 located on the northwest corner of the intersection of Whitney Young Circle and Hudson Avenue; Hunters Point.

- (k) Resolution No. 90-99 conditionally approving the Basic Concept Design at Site EE-2 located on the northwest corner of the intersection of Whitney Young Circle and Hudson Avenue; Hunters Point.

There being no persons wishing to appear in connection with this matter, the Public Hearing was closed.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (j), RESOLUTION NO. 89-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (k), RESOLUTION NO. 90-99, BE ADOPTED.

- (m) Resolution No. 92-99 authorizing a Housing Opportunities for Persons with AIDS Technical Assistance Agreement with the Corporation for Supportive Housing in an amount not to exceed \$75,000.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 92-99 BE ADOPTED.

- (n) Resolution No. 93-99 authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$331,833 with Larkin Street Services, Inc. for its Assisted Care Facility at 129 Hyde Street.

Speaker: Denise Albono, Larkin Street Services.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 93-99 BE ADOPTED.

- (o) Resolution No. 94-99 authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$672,463 with Catholic Charities of the Archdiocese of San Francisco for its Peter Claver Community located at 1340 Golden Gate Avenue.

Mary Helen Rogers, NAACP/Agape; and Jeff Somerset, Peter Claver Community.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 94-99 BE ADOPTED.

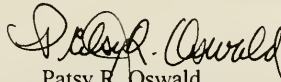
PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

(a) Deborah Manigo spoke regarding funding for a low income housing project on Howard Street.

ADJOURNMENT

It was moved by Ms. Palma, seconded by Ms. Sweet, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:05 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patsy R. Oswald". The signature is fluid and cursive, with the first name "Patsy" being more prominent.

Patsy R. Oswald
Agency Secretary

APPROVED

July 13, 1999

SAN FRANCISCO REDEVELOPMENT AGENCY

CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
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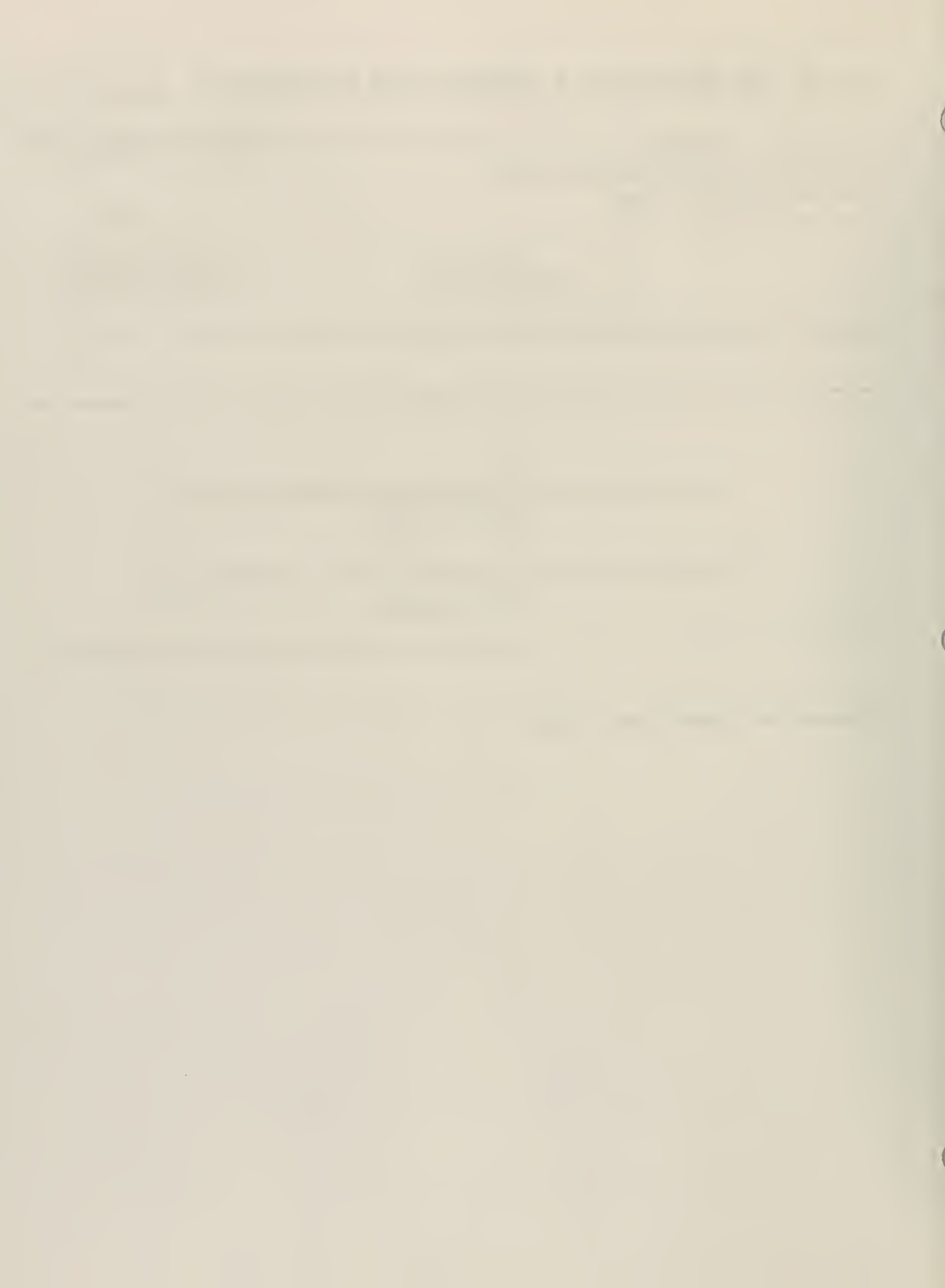
AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON
JULY 6, 1999

THE NEXT REGULAR MEETING WILL BE HELD ON
JULY 13, 1999

Prepared and mailed July 1, 1999



MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
13TH DAY OF JULY, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 13th day of July, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Ramon Romero
Neli Palma
Darshan Singh

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and the following was absent:

Lynette Sweet

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

UNFINISHED BUSINESS

- (a) Resolution No. 91-99 establishing classifications of positions and compensation for the Agency staff and establishing authority for appointment to and vacation from positions under said classifications and other matters. (Continued from the meeting of June 29, 1999)

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALMA THAT RESOLUTION NO. 91-99 BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Ms. Palma
Mr. Romero

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED DUE TO A TIE VOTE.

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALMA THAT THE SALARY RESOLUTION BE APPROVED SUBJECT TO THE EXECUTIVE DIRECTOR RETURNING WITH AMENDMENTS TO THE AGENCY'S PERSONNEL POLICY TO ENSURE UNREPRESENTED AGENCY EMPLOYEES RECEIVE THE SAME RIGHTS WITH REGARD TO APPEALS, GRIEVANCES AND PERSONNEL ACTIONS AS EMPLOYEES REPRESENTED BY A COLLECTIVE BARGAINING UNIT, CONSISTENT WITH CIVIL SERVICE RULES AND REGULATIONS, AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Ms. Palma
Mr. Romero

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh
Mr. Yee

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED DUE TO A TIE VOTE.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, June 1 and 29, 1999; Closed Session Meeting, June 1, 1999.

NEW BUSINESS - REGULAR AGENDA

- (b) Public Hearing to hear all persons interested in a Disposition and Development for Site X; Hunters Point.

The Public Hearing was opened to hear all persons interested in this matter.

Resolution No. 95-99 authorizing a Disposition and Development Agreement with Site X Development Associates, LLC, for the development of Site X located on the southeast corner of the intersection of Keith Street and Hudson Avenue; Hunters Point.

Speaker: Michele Daniels.

There being no further persons wishing to appear in connection with this matter, the Public Hearing was declared closed.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 95-99 BE ADOPTED

- (c) Resolution No. 96-99 authorizing the issuance of Community Facilities District #1, 1999 refunding Special Tax Bonds in an aggregate amount not to exceed \$4,000,000 and approving and authorizing related documents and actions; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 96-99 BE ADOPTED.

- (d) Resolution No. 97-99 authorizing a Regulatory and Grant Agreement with MAC'S Children and Family Services, Inc. in the amount of \$200,000 for acquisition expenses of 3 residential condominium units and related service space as transitional housing for foster youth ages 17-19 at 2168 and 2198 Cayuga Avenue and 3073 Alemany Boulevard as part of the Citywide Tax Increment Housing Program.

Speakers: Lisa Feldstein, Mayor's Office of Housing; Mary Ann Carpenter, MAC'S Children and Family Services; William Bettencourt, Department of Human Services; Darrell Demings; Jernika Robinson; and Chastity Chamness.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 97-99 BE ADOPTED.

- (e) Resolution No. 98-99 authorizing a Housing Opportunities for Persons with AIDS Loan Agreement with Tenderloin Neighborhood Development Corporation in an amount not to exceed \$631,085 for the rehabilitation of 864 Ellis Street.

Speakers: Kelly Cullen, Tenderloin Neighborhood Development Corporation; Don Falk and Denise Albano, Larkin Street.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 98-99 BE ADOPTED.

- (f) Resolution No. 99-99 authorizing a Grant Agreement in an amount not to exceed \$25,000 with the La Salle Apartments Residents Association and a Fiscal Agent Agreement with the Bayview Hunters Point Network for Elders, for resident capacity building and preliminary financial feasibility activities under the Resident Capacity Grant Program as part of the Agency's Housing Preservation Program.

Speaker: Algerine Clayton, LA Salle Residents Association.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 99-99 BE ADOPTED.

At this time, 5:45 p.m., Mr. Dunlop left the meeting.

- (g) Resolution No. 100-99 authorizing a Grant Agreement in an amount not to exceed \$25,000 with the Bayview Residents Association of the Bayview Apartments and a Fiscal Agent Agreement with the San Francisco League of Urban Gardeners, for resident capacity building and preliminary financial feasibility activities under the Resident Capacity Grant Program as part of the Agency's Housing Preservation Program.

Speaker: Michele Daniels.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 100-99 BE ADOPTED.

- (h) Resolution No. 101-99 a Tax Increment Grant and Regulatory Agreement with Dolores Street Community Services for its Richard M. Cohen Residence in an amount not to exceed \$102,600 for costs related to repayment of an existing loan and funding reserve accounts at an affordable supportive housing facility located at 220 Dolores Street; Citywide Tax Increment Housing Program.

- (i) Resolution No. 102-99 authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement with Dolores Street Community Services for its Richard M. Cohen Residence in an amount not to exceed \$462,804 for an affordable supportive housing facility located at 220 Dolores Street.

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (h), RESOLUTION NO. 101-99, BE CONTINUED TO THE MEETING OF JULY 20, 1999 AT STAFF REQUEST.

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (i), RESOLUTION NO. 102-99, BE CONTINUED TO THE MEETING OF JULY 20, 1999 AT STAFF REQUEST.

- (j) Resolution No. 103-99 authorizing the expenditure of an amount not to exceed \$641,371 for loans and grants for down payment and closing assistance to Certificate Holders and qualified low and moderate income applicants related to the development of 41 first-time homebuyer units at McAllister Mews, Parcels 779 B & C; Western Addition A-2/Citywide Tax Increment Housing Program.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 103-99 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Jim Berk spoke regarding services for seniors at a grocery store located at Fourth and Harrison Streets.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The property is located at 1 Federal Street (Site G) in Rincon Point - South Beach and the entity the Agency may negotiate with is Mariposa LNR Partners.

RECESS

It was moved by Mr. Romero, seconded by Ms. Palma, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 6:00 p.m.

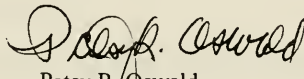
RECONVENED

At this time, 6:11 p.m., the meeting reconvened back to the regular session and Robert Firehock, Acting Agency Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Singh, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:12 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

August 3, 1999

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
20TH DAY OF JULY, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 20th day of July, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Neli Palma
Ramon Romero
Darshan Singh

and the following was absent:

Lynette Sweet

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

UNFINISHED BUSINESS

- (a) Resolution No. 101-99 authorizing a Tax Increment Grant and Regulatory Agreement with Dolores Street Community Services in an amount not to exceed \$102,600 for costs related to repayment of an existing loan and funding reserve accounts at an Affordable Housing Facility located at 220 Dolores Street; Citywide Tax Increment Housing Program. (Continued from the meeting of July 13, 1999)

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT ITEM (a), RESOLUTION NO. 101-99 BE CONTINUED TO THE MEETING OF JULY 27, 1999 AT STAFF REQUEST.

- (b) Resolution No. 102-99 authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement with Dolores Street Community Services for its Richard M. Cohen Residence in an amount not to exceed \$462,804 for an affordable supportive housing facility located at 220 Dolores Street. (Continued from the meeting of July 13, 1999)

Speaker: Mary Helen Rogers, NAACP.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 102-99 BE ADOPTED.

- (c) Resolution No. 91-99 establishing classifications of positions and compensation for the Agency staff and establishing authority for appointment to and vacation from positions under said classifications and other matters. (Continued from the meetings of June 29 and July 13, 1999)

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. DUNLOP THAT RESOLUTION NO. 91-99 BE ADOPTED.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH THAT RESOLUTION NO. 91-99 BE AMENDED TO DELETE NUMBERS 1 AND 2, PAGE 7, OF THE SALARY RESOLUTION.

Mr. Romero indicated that he did not accept Mr. King's amendment.

Speakers: Jim Berk; and Mary Helen Rogers, NAACP.

ON THE ROLL CALL TO THE MOTION TO AMEND RESOLUTION NO. 91-99 BY DELETING NUMBERS 1 AND 2 OF PAGE 7, THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Dunlop
Ms. Palma
Mr. Romero

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED DUE TO A TIE VOTE.

ON THE ROLL CALL TO THE MOTION TO ADOPT RESOLUTION NO. 91-99, THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Ms. Palma
Mr. Romero

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED DUE TO A TIE VOTE.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH THAT RESOLUTION NO. 91-99 BE RECONSIDERED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Dunlop
Ms. Palma
Mr. Romero

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED DUE TO A TIE VOTE.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION:

- (a) Resolution No. 104-99 authorizing a Fourth Amendment to the Housing Opportunities for Persons with AIDS Program Administration Agreement with the San Francisco Housing Authority for the HOPWA Rental Assistance Program in an amount not to exceed \$175,000 for an extended term through August 31, 1999.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), RESOLUTION NO. 104-99, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 105-99 instructing the Executive Director to report to the Commission within 90 days on possible amendments to the Agency's Personnel Policy regarding the rights of employees to appeal personnel actions.

Speaker: Mary Helen Rogers, NAACP.

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. DUNLOP THAT RESOLUTION NO. 105-99 BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Ms. Palma
Mr. Romero

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED DUE TO A TIE VOTE.

- (c) Resolution No. 106-99 authorizing the issuance, sale and delivery of Multifamily Housing Revenue Bonds (Related-Third and Mission) in one or more series in an aggregate principal amount not to exceed \$140,000,000, to finance the acquisition and construction of residential facilities at Third and Mission Streets for redevelopment purposes and approving and authorizing actions and documents relating thereto; Yerba Buena Center.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALMA AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 106-99 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Jim Berk spoke regarding matters related to the South of Market.
- (b) Don Marshall, Fillmore Jazz Preservation District; Agonafer Shiferaw, Rasselas Jazz Club/Jazz Preservation District; Sam Seiba'a; Essie Collins; Mary Helen Rogers, NAACP; Reverend Arnold Townsend; and Carmen Johnson spoke regarding a Community Meeting to be held in the Western Addition on July 21.

Ms. Palma left the meeting at 5:45 p.m.

REPORT OF THE EXECUTIVE DIRECTOR

Mr. Morales suggested that the Commission move to reconsider item (c), Unfinished Business, on the agenda to move the salary resolution forward, but retain the Commission's authority over the Deputy Directors and Agency General Counsel as it currently exists.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO TO RENEW RECONSIDERATION OF ITEM (c), UNFINISHED BUSINESS, RESOLUTION NO. 91-99, AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Mr. Romero
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

None

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

MOTION: IT WAS MOVED BY MR. KING THAT ITEM (c), UNFINISHED BUSINESS, RESOLUTION NO. 91-99 BE RECONSIDERED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Mr. Romero
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

None

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. DUNLOP THAT RESOLUTION NO. 91-99 BE ADOPTED WITH AN AMENDMENT THAT THE AUTHORITY OVER THE DEPUTY DIRECTORS AND GENERAL COUNSEL WOULD REMAIN AS IT CURRENTLY EXISTS.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH THAT RESOLUTION NO. 91-99 BE ADOPTED WITH AN AMENDMENT THAT ITEMS 1 AND 2 ON PAGE 7 OF THE SALARY RESOLUTION BE DELETED.

At this time, 6:24 p.m., Mr. Dunlop and Mr. Romero left the meeting and there was no longer a quorum.

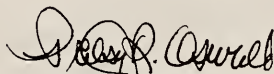
CLOSED SESSION

Pursuant to Government Code Section 54956.9(a): Conference with Legal Counsel - existing litigation. The Green Group, Inc. v. San Francisco Redevelopment Agency, Superior Court No. 995175.

This item was not held.

The meeting ended at 6:25 p.m. due to lack of a quorum.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald", is written over the typed name.

Patsy R. Oswald
Agency Secretary

APPROVED

August 17, 1999

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
27TH DAY OF JULY, 1999

99 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:10 p.m. on the 27th day of July, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Ramon Romero
Darshan Singh
Lynette Sweet

and the following was absent:

Neli Palma

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

UNFINISHED BUSINESS

CLOSED SESSION

- (a) Pursuant to Government Code Section 54956.9(a): Conference with Legal Counsel - existing litigation. The Green Group, Inc. vs. San Francisco Redevelopment Agency, Superior Court No. 995175.

The meeting recessed to a Closed Session at 4:12 p.m. and reconvened at 4:25 p.m.

Robert Firehock, Acting Agency General Counsel, announced that the Agency had entered into a settlement agreement that released the Agency from all further claims.

- (b) Resolution No. 107-99 authorizing Exclusive Negotiations for the Disposition and Development of the real property known as 1 Federal Street, located at the intersection of Federal Street and First Street (Site G), with LNR-Lennar Brannan Street, LLC; Rincon Point-South Beach. (Continued from the meetings of May 18, 25 and June 8, 1999).

Speaker: Victor Marquez, LNR-Lennar Brannan Street, LLC.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 107-99 BE ADOPTED.

- (c) Resolution No. 101-99 authorizing a Tax Increment Grant and Regulatory Agreement with Dolores Street Community Services in an amount not to exceed \$102,600 for costs related to repayment of an existing loan and funding reserve accounts at an Affordable Housing Facility located at 220 Dolores Street; Citywide Tax Increment Housing Program. (Continued from the meetings of July 13 and 20, 1999) (Resolution No. 101-99)

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 101-99, BE CONTINUED INDEFINITELY AT STAFF REQUEST.

NEW BUSINESS - REGULAR AGENDA

- (a) Resolution No. 108-99 authorizing the Executive Director to accept a \$100,000 grant from the Coastal Conservancy and authorizing the execution of an agreement accepting its terms and conditions for the San Francisco Bay Access Program; Hunters Point Shipyard.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 108-99 BE ADOPTED.

- (b) Resolution No. 109-99 authorizing a Personal Services Contract with Jones Lang LaSalle Americas, Inc. in an amount not to exceed \$250,000 for Real Estate Consulting Services; Hunters Point Shipyard.

- (c) Resolution No. 110-99 authorizing a Sixth Amendment to the Personal Services Contract with Simon Martin-Vegue Winkelstein and Moris in an amount not to exceed \$25,000 for Urban Design and Planning Services; Hunters Point Shipyard.

- (d) Resolution No. 111-99 authorizing an amendment to the Legal Services Contract between Shute Mihaly & Weinberger, LLP and the Agency to provide legal services related to the Hunters Point Shipyard in an amount not to exceed \$30,000; Hunters Point Shipyard.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (b), RESOLUTION NO. 109-99 BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 110-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION O. 111-99, BE ADOPTED.

- (e) Resolution No. 112-99 authorizing a Third Amendment to the Housing Opportunities for Persons with AIDS Loan Agreement with Mercy Housing California in an amount not to exceed \$68,044 in connection with 141 Leland Avenue.

Speaker: Larry Varella, Catholic Charities.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 112-99 BE ADOPTED

(f) VOID (Resolution No. 113-99)

(g) Resolution No. 114-99 approving a fiscal year 1999-2000 Operations Budget for the South of Market Project Area Committee and authorizing a First Amendment to the Personal Services Contract with the San Francisco Community Clinic Consortium in an amount not to exceed \$101,354 for fiscal services to the South of Market Project Area Committee; South of Market.

Speakers: Charles Range, Chair, South of Market Project Area Committee; and Ann Grogan.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 114-99 BE ADOPTED.

RECESS

The meeting recessed at 5:40 p.m., and reconvened at 5:45 p.m.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (i) BE TAKEN-UP AT THIS TIME.

(i) Resolution No. 91-99 establishing classifications of positions and compensation for the Agency staff and establishing the authority for appointment to and vacation from positions under said classifications and other matters.

Speaker: Mary Helen Rogers, NAACP/Agape.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 91-99 BE ADOPTED.

At this time, 6:00 p.m., Ms. Sweet left the meeting.

(h) A workshop on the design for the proposed Forest City/Federated development (Bloomingdale's) located at 835 Market Street between Fourth and Fifth Streets and Market and Mission Streets.

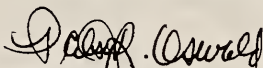
Speakers: David Jones; Forest City/Federated; Norman Garden and Stacy Wong, Architects; David Snyder, San Francisco Bicycle Coalition; Garrett Jenkins, North of Market Planning Coalition; Mary Helen Rogers, NAACP/Agape; Michael Levin; Dwayne Jones, representing the Consortium of Contracting Agencies; Jim Firth, UFCW, Local 101; Anita Hill, Yerba Buena Alliance; Deborah Tombleson; Carolyn Diamond, Market Street Association; Mark Mosher, Committee on Jobs; Joyce Roberson, Gabriel-Roches Associates; and Reginald A. Forest, Community Computer Center, Inc.

Mr. Dunlop left the meeting at 6:45 p.m. during the speaker presentations.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patsy R. Oswald". The signature is stylized with a large initial "P" and a cursive "Oswald".

Patsy R. Oswald
Agency Secretary

APPROVED

August 17, 1999

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
3RD DAY OF AUGUST, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 3rd day of August, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Darshan Singh

and the following were absent:

Neli Palma (Arrived 4:37 p.m.)
Ramon Romero
Lynette Sweet

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO
BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE
COMMISSION.

(a) Approval of Minutes: Regular Meeting, July 13, 1999.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. SINGH, AND
UNANIMOUSLY CARRIED THAT CONSENT AGENDA (a), APPROVAL OF MINUTES,
BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

(b) Resolution No. 115-99 authorizing a Grant Agreement in an amount not to exceed \$25,000 with the Jackie Robinson Residents Association and its Fiscal Agent, Willis Coleman Accounting Services, for residents capacity building and preliminary financial feasibility under the Resident Capacity Grant Program as part of the Agency's Housing Preservation Program.

Speakers: L.P. Lewis, Agape Outreach Center; and Mary Helen Rogers, NAACP/Agape.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 115-99 BE ADOPTED

- (c) Resolution No. 116-99 authorizing funding in an amount not to exceed \$5,823,000 to Howard Street Development Corporation, an affiliate of Tenderloin Neighborhood Development Corporation and Citizens Housing Corporation, for acquisition and predevelopment expenses related to the development of 1166-1188 Howard Street; South of Market.
- (d) Resolution No. 117-99 expressing the Intent of the Redevelopment Agency of the City and County of San Francisco to Issue Multifamily Revenue Bonds or Notes in one or more series to finance residential facilities at 1166-1188 Howard Street for redevelopment purposes in an amount not to exceed \$7,000,000; South of Market.

At this time, 4:37 p.m., Ms. Palma arrived at the meeting.

Speakers - Items (c) and (d): Kelly Cullen, Tenderloin Neighborhood Development Corporation; Jim Buckley, Citizens Housing Corporation; Mary Helen Rogers, NAACP/Agape; John Elberling, TODCO; Robin Mohr; and Amelita Pascual, SOMA Foundation.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 116-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 117-99, BE ADOPTED.

- (e) Resolution No. 118-99 authorizing a First Amendment in an amount not to exceed \$71,533 to the Personal Services Contract with the Private Industry Council to increase the contract with Mission Hiring Hall's South of Market Employment Center to provide ongoing employment development services related to the staffing of the Starwood (W) Hotel, Sony Metreon and other developments in the Yerba Buena Center Project Area; Yerba Buena Center.

Speaker: John Elberling, TODCO.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 118-99 BE ADOPTED.

CLOSED SESSION

Pursuant to Government Code Section 54957: Performance evaluation of Executive Director.

RECESS

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:35 p.m.

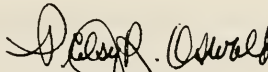
RECONVENED

At this time, 6:00 p.m., the meeting reconvened back to the regular session and Robert Firehock, Acting Agency Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Ms. Palma, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:01 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

August 17, 1999

SAN FRANCISCO REDEVELOPMENT AGENCY

CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.ci.sf.ca.us/sfra

AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE ~~NO~~ COMMISSION MEETING ON
AUGUST 10, 1999

THE NEXT REGULAR MEETING WILL BE HELD ON
AUGUST 17, 1999

Prepared and mailed August 5, 1999

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
17TH DAY OF AUGUST, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 17th day of August, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Leroy King
Ramon Romero
Darshan Singh

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and the following were absent:

Mark Dunlop, Vice President
Neli Palma
Lynette Sweet (Arrived 4:20 p.m.)

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The President declared that a quorum was present.

Richard T. Kono, Acting Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

ITEMS (e) AND (f) WERE REMOVED FROM THE REGULAR AGENDA AND CONSIDERED AS CONSENT AGENDA ITEMS.

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, July 20, 27 and August 3, 1999; Closed Session Meeting, August 3, 1999.
- (e) Resolution No. 122-99 authorizing a Fifth Amendment to the Housing Opportunities for Persons with AIDS Program Administration Agreement with the San Francisco Housing Authority for the HOPWA Rental Assistance Program in an amount not to exceed \$350,000.
- (f) Resolution No. 123-99 authorizing a Second Amendment to the Housing Opportunities for Persons with AIDS Supportive Services Agreement with Catholic Charities of the Archdiocese of San Francisco for the HIV Housing Assistance Program in an amount not to exceed \$75,000.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT CONSENTAGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (e) AND (f), RESOLUTION NUMBERS 122-99 AND 123-99, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 119-99 a three year Personal Services Contract with KPMG LLP, and Williams, Adley & Company, LLP, as a Joint Venture, to perform the audits of the Agency's financial statements in an amount not to exceed \$206,500 for the years ended June 30, 1999, 2000 and 2001.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 119-99 BE ADOPTED

At this time, 4:20 p.m., Ms. Sweet arrived at the meeting.

- (c) Resolution No. 120-99 a Personal Services Contract in an amount not to exceed \$200,000 with The San Francisco Housing Development Corporation (SFHDC) for counseling services in the Western Addition and Hunters Point Redevelopment Project Areas and housing development services in other Redevelopment Project and Survey Areas from July 1, 1999 to June 30, 2000.

Speakers: Michael Harris, President of the Board, SFHDC; Mary Helen Rogers, NAACP/Agape; Dorris M. Vincent, Bayview Hunters Point homeowner/resident; Shelley Bradford Bell; Bayview Opera House; Ruby Lee McDowell; Stella Richardson; and Pauline Peele, Secretary of the Board, SFHDC.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 120-99 BE ADOPTED.

- (d) Resolution No. 121-99 authorizing a Personal Services Contract with the Filipino-American Development Foundation relating to the planning and development of the Bayanihan Community Center in the Delta Hotel located at 80-88 Sixth Street in an amount not to exceed \$60,000; South of Market.

Speakers: Lisaya Avenida and Richard Cerbatos, Filipino-American Development Foundation; Roy Recio; Joe Julian, San Francisco Filipino-American Democratic Club; and Teresa Vergel, GP/TODCO.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 121-99 BE ADOPTED.

- (g) Resolution No. 124-99 authorizing a Fourth Amendment to a Grant and Regulatory Agreement with 820 O'Farrell, Inc. in an amount not to exceed \$79,250 for operating and maintaining The Jordan Hotel located at 820 O'Farrell Street as part of the Citywide Tax Increment Affordable Housing Program.

Speakers: Mary Helen Rogers, NAACP/Agape; Doug Nonlin, Stephen Nelson and Winfred Pearson, Jordan Apartments.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 124-99 BE ADOPTED.

- (h) Resolution No. 125-99 authorizing an Owner Participation Agreement with Divisadero Properties, LLC, for the development of 1115 Divisadero Street; Western Addition A-2.
- (i) Resolution No. 126-99 conditionally approving the Schematic Design for the Divisadero Properties, LLC, for the development of 1115 Divisadero Street; Western Addition A-2.

Speakers - Items (h) and (i): Mary Helen Rogers, NAACP/Agape; Robert Carlson, property owner, 1135 Divisadero Street; and Jim McLennen, 1115 Divisadero Properties, LLC.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (h), RESOLUTION NO. 125-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH THAT ITEM (i), RESOLUTION NO. 126-99, BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Romero
Ms. Sweet

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (j) Resolution No. 127-99 authorizing the reallocation of \$62,000 from the Chinatown Economic Development Fund's loan program line item to the administrative line item and a Personal Services Contract with the Chinatown Economic Development Group in an amount not to exceed \$77,000 to provide administrative services in support of the implementation of the Chinatown Economic Development Plan for the period August 1, 1999 to July 31, 2000.

Speaker: Arnold Chin, Chinatown Economic Development Group.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 127-99 BE ADOPTED.

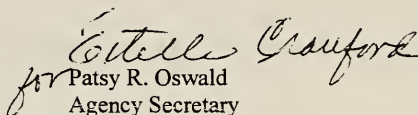
REPORT OF THE EXECUTIVE DIRECTOR

(a) Report on proposals for Parcel 714-A(2); Western Addition A-2.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:15 p.m.

Respectfully submitted,


for Patsy R. Oswald
Agency Secretary

APPROVED

August 31, 1999

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
24TH DAY OF AUGUST, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting in Board of Supervisors' Legislative Chambers, Room 250, City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 24th day of August, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Ramon Romero
Darshan Singh

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and the following were absent:

Neli Palma
Lynette Sweet

The President declared that a quorum was present.

City Planning Commissioners: Beverly Mills, Vice President; Dennis Antenore; Hector Chinchilla; Cynthia Joe; and Linda Richardson were also present.

Richard T. Kono, Acting Executive Director, and staff members were also present.

The purpose of this Joint Meeting is to receive public comment on the Supplement to the Draft Environmental Impact Report for the proposed City/Federated development (Bloomingdale's) located at 835 Market Street between Fourth and Fifth Streets and Market and Mission Streets.

Presentations were made by: Joan Kugler, City Planning; and Stan Muroaka, San Francisco Redevelopment Agency.


Public comment was received from: Tom Radulovich, BART Director; August Long; Elizabeth Ann Dunlap; Mary Helen Rogers, NAACP/Agape; Jim Firth, UFCW Local 101; Joyce Roberson, Gabriel Roches Associates; Art Michel, Market Street Railway; Calvin D. Womble, The Ellington Group; Carolyn Diamond, Market Street Association; Anita Hill, Yerba Buena Alliance; Chiquita Woods, Walden House; Jim Chappell, SPUR; Matoma Williams and Jessica Michaelson, Walden House Vocational; John Elberling, Yerba Buena Consortium; Linda Ulrich, San Francisco Bicycle Coalition; Michael Brown, Walden House; Michael Smith, Walk SF; Michael Levin; Larry Chin, Bicycle Advisory Committee; Julie Soller; Robert Frank; Don Marcos, Mission Hiring Hall; Ly Nguyen, Serving our Youth and Community (SOYAC); Mary Anne Miller and Jennifer Clary, San Francisco Tomorrow; Elizabeth Sullivan; Mark Mosher, Committee on Jobs; Mary Wings, SFBC; Jon Winston; Joshua Switzky; Sean Worsey; Edwin Jocson, West Bay Pilipino Multi-Service Center; Ken Kelton, Walk SF;

Carolyn Blair, SF Tree Council; Margaret Robbins, San Francisco Bicycle Coalition; David Jones, Forest City; David Snyder, David Chelsea Seifert and Linda Atkins, San Francisco Bicycle Coalition; Niko Letunic, Betsy Thagard and Jim Barrett, Walk SF.

ADJOURNMENT

It was moved by Mr. Dunlop, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:15 p.m.

Respectfully submitted,


for Patsy R. Oswald
Agency Secretary

APPROVED

September 14, 1999

99

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
31ST DAY OF AUGUST, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:30 p.m. on the 31st day of August, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Ramon Romero
Darshan Singh
Lynette Sweet

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and the following was absent:

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Neli Palma

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The President declared that a quorum was present.

Richard T. Kono, Acting Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

AT THE REQUEST OF A MEMBER OF THE PUBLIC, ITEM (d) WAS REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A REGULAR AGENDA ITEM.

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meeting, August 17, 1999; Closed Session Meetings, July 13 and 27, 1999.
- (b) Resolution No. 128-99 authorizing Martha Walters, Environmental Projects Coordinator, to travel to New York City and Pittsburgh, PA, to attend meetings with the Brownfields personnel in New York City and attend the Fifth Annual Industrial Site Recycling Conference, September 9-15, 1999
- (c) Resolution No. 129-99 authorizing a First Amendment to the Personal Services Contract with the Japanese Community Youth Council in connection with preparation of the

Japantown Comprehensive Community Plan for the purpose of extending the time of performance; Western Addition A-2.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES AND ITEMS (b) AND (c), RESOLUTION NUMBERS 128-99 AND 129-99, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (d) Resolution No. 130-99 a Second Amendment to the Grant Agreement with the Yerba Buena Alliance; Yerba Buena Center.

Speakers: John Noguchi, Convention Facilities Department; Jim Chappell, SPUR; John Elberling, TODCO; Bill Osterhaus; and Anita Hill, Yerba Buena Alliance.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO TO AMEND RESOLUTION NO. 130-99 SO THAT THE TERM OF THE GRANT AGREEMENT BE EXTENDED FOR A ONE YEAR PERIOD, RATHER THAN FOR A THREE YEAR PERIOD, IN AN AMOUNT OF \$25,000 AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. Romero

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh
Ms. Sweet
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

ADOPTION IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH THAT RESOLUTION NO. 130-99 BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Mr. Romero
Mr. Singh
Ms. Sweet
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

None

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (e) Resolution No. 131-99 authorizing a Predevelopment Loan Agreement in an amount not to exceed \$998,886 with Mission Housing Development Corporation for the development of up to 100 units of affordable family housing on Parcel 2 of Block N2; Mission Bay North.

Speaker: Marcia Rosen, Director, Mayor's Office of Housing.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 131-99 BE ADOPTED.

- (f) Resolution No. 132-99 authorizing a Personal Services Contract with Poor People's Radio, Inc. in an amount not to exceed \$82,400 to provide community education and outreach through broadcasts of the Agency's Commission meetings and other programs; All Redevelopment Project and Survey Areas.

Speakers: Mary Helen Rogers, NAACP/Agape; and Joe Rudolf, Poor People's Radio, Inc.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 132-99 BE ADOPTED.

- (g) Resolution No. 133-99 authorizing a Tax Increment Grant and Regulatory Agreement with Dolores Street Community Services in an amount not to exceed \$102,600, for the repayment of an existing loan and to fund certain reserves at 220 Dolores Street; Citywide Tax Increment Housing Program.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 133-99 BE ADOPTED.

- (h) Resolution No. 134-99 authorizing a Grant Agreement in an amount not to exceed \$25,000 with the Univista Tenant Council and a Fiscal Agent Contract with Willis Coleman Accounting Services, for resident capacity building and preliminary financial feasibility activities under the Resident Capacity Grant Program, as part of the Agency's Housing Preservation Program for the Univista Apartments located at 1340 Turk Street; Western Addition A-2.

Speakers: Isabel Boyd, resident, Univista Gardens; L.P. Lewis and Carmen Jones, Agape Outreach Center; and Mary Helen Rogers, NAACP/Agape.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 134-99 BE ADOPTED.

- (i) Consideration of staff report deeming non-responsive all four proposals received in response to the Request for Proposals (RFP) for Agency Parcel 714-A(2) located at the northwest corner of Van Ness Avenue and Myrtle Street; and considering options of remarketing the parcel or inviting the four proposers to resubmit their proposals for the Parcel within 30-45 days; Western Addition A-2.

Speakers: Gordon Chin, Chinatown CDC; Michael Johnson, EM Johnson Interest; Mel Lee, Van Ness Care Center; Ulysses J. Montgomery, MCO Consulting Engineers; and Mary Helen Rogers, NAACP/Agape.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH THAT THE THREE PROPOSALS FROM VAN NESS CARE CENTER, CHINATOWN COMMUNITY DEVELOPMENT CENTER AND EM JOHNSON ALLIANCE, LLC BE ACCEPTED TO GIVE THE RESPONDENTS AN OPPORTUNITY TO REVISE THEIR CURRENT PROPOSALS TO COMPLY WITH RFP REQUIREMENTS WITHIN 30-45 DAYS.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO THAT MR. KING'S MOTION BE AMENDED TO INCLUDE ALL FOUR PROPOSALS RECEIVED IN RESPONSE TO THE RFP AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. Romero

AND THE FOLLOWING VOTED "NAY":

Mr. King
Mr. Singh
Ms. Sweet
Mr. Yee

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED.

ON ROLL CALL TO MR. KING'S MOTION TO ACCEPT THE PROPOSALS FROM THREE DEVELOPERS, THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

Mr. Dunlop
Mr. Romero
Ms. Sweet

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FAILED DUE TO A TIE VOTE.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO TO AUTHORIZE REISSUANCE OF THE RFP TO THE PUBLIC.

MR. DUNLOP WITHDREW HIS MOTION AND MR. ROMERO CONSENTED.

MOTION: IT WAS MOVED BY MR. DUNLOP THAT THE PROPOSALS OF ALL FOUR DEVELOPERS BE ACCEPTED.

MR. DUNLOP'S MOTION WAS WITHDRAWN AS AN IMPROPER MOTION TO RECONSIDER.

RECONSIDERATION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET TO RECONSIDER MR. DUNLOP'S ORIGINAL MOTION (AMENDING MR. KING'S FAILED MOTION) TO ACCEPT THE PROPOSALS OF ALL FOUR DEVELOPERS AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Mr. Romero
Mr. Singh
Ms. Sweet
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

None

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION FOR RECONSIDERATION CARRIED.

MOTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO THAT OPTION TWO IN THE STAFF REPORT BE ADOPTED, TO WIT, THAT ALL PROPOSALS BE DEEMED NON-RESPONSIVE AND THAT ALL FOUR DEVELOPERS BE ALLOWED TO REVISE THEIR PROPOSALS AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Mr. Romero
Mr. Singh
Ms. Sweet
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

None

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

NOTE: RESOLUTION NO. 135-99 WAS ASSIGNED TO THE ABOVE MOTION FOR FILING PURPOSES.

The Acting General Counsel then ruled that under the circumstances and since Mr. Dunlop's motion carried unanimously, it could be deemed a main motion, not a reconsidered amendment to Mr. King's failed motion.

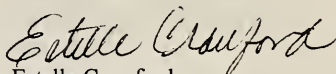
PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENCY, BUT AGENCY RELATED MATTERS

- (a) Jim Berk, South of Market Project Area Committee, spoke on matters relating to the South of Market and Yerba Buena Center Project Areas.

ADJOURNMENT

It was moved by Mr. Dunlop, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:50 p.m.

Respectfully submitted,


Estelle Crawford
Acting Agency Secretary

APPROVED: September 28, 1999

SAN FRANCISCO REDEVELOPMENT AGENCY

**CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
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AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

**THERE WILL BE NO COMMISSION MEETING ON
SEPTEMBER 7, 1999**

**THE NEXT REGULAR MEETING WILL BE HELD ON
SEPTEMBER 14, 1999**

Prepared and mailed September 1, 1999

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
14TH DAY OF SEPTEMBER, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 14th day of September, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Neli Palma
Ramon Romero

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and the following were absent:

Darshan Singh (Arrived 4:05 p.m.)
Lynette Sweet (Arrived 4:45 p.m.)

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

(a) Approval of Minutes: Regular Meeting, August 24, 1999.

ADOPTION: IT WAS MOVED BY MR.DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

At this time, 4:05 p.m., Mr. Singh arrived at the meeting.

NEW BUSINESS - REGULAR AGENDA

(b) Resolution No. 136-99 authorizing a First Amendment to the Exclusive Negotiations Agreement between Lennar/BVHP, LLC for the Hunters Point Shipyard; Hunters Point Shipyard.

Speaker: Roy Willis, Lennar/BVHP, LLC.

ADOPTION: IT WAS MOVED BY MR.KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 136-99 BE ADOPTED

- (c) Resolution No. 137-99 authorizing a Grant Agreement in an amount not to exceed \$25,000 with the Vista Del Monte Resident Association and a Fiscal Agent Contract with Moore, Stephens, Lee & Quan Accounting Services for resident capacity building and preliminary financial feasibility activities under the Resident Capacity Grant Program as part of the Agency's Housing Preservation Program for the Vista Del Monte Apartments located at 49 Goldmine Drive in the Diamond Heights Neighborhood, a former Redevelopment Project Area.
- (d) Resolution No. 138-99 authorizing a Grant Agreement in an amount not to exceed \$22,350 with the Namiki Tenant Association and a Fiscal Agent Contract with Moore, Stephens, Lee & Quan Accounting Services for resident capacity building and preliminary financial feasibility activities under the Resident Capacity Grant Program as part of the Agency's Housing Preservation Program for the Namiki Apartments located at 1776 Sutter Street; Western Addition A-2.
- (e) Resolution No. 139-99 authorizing a Grant Agreement in an amount not to exceed \$25,000 with the Marlton Manor Apartments Resident Association and a Fiscal Agent Contract with Willis Coleman Accounting Services for resident capacity building and preliminary financial feasibility activities under the Resident Capacity Grant Program as part of the Agency's Housing Preservation Program for the Marlton Manor Apartments located at 240 Jones Street in the Tenderloin neighborhood of San Francisco.
- (f) Resolution No. 140-99 authorizing a Grant Agreement in an amount not to exceed \$25,000 with the Ridgeview Terrace Apartments Resident Association and a Fiscal Agent Contract with Willis Coleman Accounting Services for resident capacity building and preliminary financial feasibility activities under the Resident Capacity Grant Program as part of the Agency's Housing Preservation Program for the Ridgeview Terrace Apartments located at 140 Cashmere Street; Hunters Point.

Speakers - Items (c) - (f): Eunice Mix, Chair Person, Vista Del Monte; Mary Helen Rogers, NAACP/Agape (L.P. Lewis, Agape Outreach Center (Marlton Manor/Ridgeview Terrace); Roy Bouse, Marlton Manor; Hattie Brown, Ridgeview Residents Association; Roger Langford; Frank Kawasaki, Namiki Apartments; and Rob Eselman, Housing Rights Committee (Namiki Apartments).

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (c), RESOLUTION NO. 137-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 138-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 139-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR.ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 140-99, BE ADOPTED.

At this time, 4:45 p.m., Ms. Sweet arrived at the meeting.

- (g) Resolution No. 141-99 approving the Streetscape Master Design Detail Plan for the Mission Bay North Redevelopment Project Area pursuant to an Owner Participation Agreement between the Redevelopment Agency of the City and County of San Francisco and Catellus Development Corporation; Mission Bay North.
- (h) Resolution No. 142-99 approving the Streetscape Drawings for the N2 Major Phase Submission pursuant to an Owner Participation Agreement between the Redevelopment Agency of the City and County of San Francisco and Catellus Development Corporation; Mission Bay North.

Speaker - Items (g) and (h): Amy Coburn, Catellus Development Corporation.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 141-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT ITEM (h), RESOLUTION NO. 142-99, BE ADOPTED.

ADJOURNMENT

It was moved by Mr. Dunlop, seconded by Mr. King, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:10 p.m.

Respectfully submitted,



Estelle Crawford
Acting Agency Secretary

APPROVED

September 28, 1999

SAN FRANCISCO REDEVELOPMENT AGENCY

CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.ci.sf.ca.us/sfra

AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON
SEPTEMBER 21, 1999

THE NEXT REGULAR MEETING WILL BE HELD ON
SEPTEMBER 28, 1999

Prepared and mailed September 15, 1999

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
28TH DAY OF SEPTEMBER, 1999

9 The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 28th day of September, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Neli Palma
Ramon Romero

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and the following were absent:

NOV 18 1999

Darshan Singh (Arrived 4:05 p.m.)
Lynette Sweet

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings August 31 and September 14, 1999.
- (b) Resolution No. 143-99 authorizing travel for Sylvester McGuire, Contract Compliance Officer, to West Palm Beach, Florida, to attend the "American Contract Compliance Training Institute" from October 19-24, 1999 at a cost not to exceed \$2,000.
- (c) Resolution No. 144-99 authorizing sponsorship of a National Urban Fellowship at a cost not to exceed \$50,000.

ADOPTION: IT WAS MOVED BY MR DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b) AND (c), RESOLUTION NUMBERS 143-99 AND 144-99, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

At this time, 4:05 p.m., Mr. Singh arrived at the meeting.

Ms. Palma noted that her husband's employer has a subcontract to work on the ballpark and she would therefore recuse herself from voting and participating in discussions on items (d), (e) and (f).

At this time, 4:06 p.m., Ms. Palma left the meeting.

- (d) Public Hearing to hear all persons interested in a Sublease with the China Basin Ballpark Company, LLC and the expenditure of Agency funds for the design and construction of public Plaza and certain South Beach Park improvements; Rincon Point-South Beach.

The Public Hearing was opened to hear all persons interested in this matter.

Resolution No. 145-99 authorizing a Sublease between China Basin Ballpark Company, LLC and the Redevelopment Agency of the City and County of San Francisco, approval of the consent agreement and the expenditure of not to exceed \$985,000 of Agency funds for the design and construction of a public plaza and certain South Beach Park improvements; Rincon Point-South Beach.

- (e) Resolution No. 146-99 authorizing a First Amendment to the Owner Participation Agreement between China Basin Ballpark Company, LLC and the Redevelopment Agency of the City and County of San Francisco; Rincon Point-South Beach.
- (f) Resolution No. 147-99 conditionally approving the Schematic Design for the subtenant improvements pursuant to the sublease between China Basin Ballpark Company, LLC and the Redevelopment Agency of the City and County of San Francisco; Rincon Point-South Beach.

Speaker - Items (d), (e) and (f): Jack Bair, San Francisco Giants.

There being no further persons wishing to appear in connection with this matter, the Public Hearing was closed.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 145-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 146-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 147-99, BE ADOPTED.

At this time, 4:35 p.m., Ms. Palma returned to the meeting.

- (g) Resolution No. 148-99 authorizing a Second Amendment to the Personal Services Contract with the Japanese Community Youth Council in connection with preparation of the Japantown Comprehensive Community Plan with the Japantown Planning, Preservation and Development Task Force for the purpose of extending the time of performance, the scope of services and increasing the amount of compensation by \$200,000; Western Addition A-2.

Speakers: Sandy Mori, Judi Nihei, Neal Taniguchi and Chris Durazo, Japantown Planning Preservation and Development Task Force; and Mary Helen Rogers, NAACP/Agape.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 148-99 BE ADOPTED.

- (h) Resolution No. 149-99 authorizing a Sixth Amendment (which revises the Schedule of Performance) to the Disposition and Development Agreement with Armax Yerba Buena LLC regarding Parcel 3751-H located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.

Speakers: Jim Berk, Yerba Buena Neighborhood Council; and John Elberling, Yerba Buena Consortium.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 149-99 BE ADOPTED.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Jim Berk, Yerba Buena Neighborhood Council, spoke regarding Agenda Item (h).

CLOSED SESSION

Pursuant to Government Code Section 54956.9, Subdivision (b) - Conference with Legal Counsel regarding anticipated litigation; significant exposure to litigation: one potential case.

RECESS

It was moved by Mr. Romero, seconded by Mr. Singh, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:25 p.m.

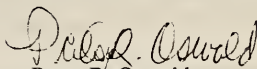
RECONVENED

At this time, 5:45 p.m., the meeting reconvened back to the regular session and Robert Firehock, Acting Agency Counsel, announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. King, seconded by Ms. Palma, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:46 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

October 12, 1999

SAN FRANCISCO REDEVELOPMENT AGENCY

CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
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AGENDA

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NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON
OCTOBER 5, 1999

THE NEXT REGULAR MEETING WILL BE HELD ON
OCTOBER 12, 1999

Prepared and mailed September 30, 1999

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
12TH DAY OF OCTOBER, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 12th day of October, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Darshan Singh

and the following were absent:

Neli Palma
Ramon Romero
Lynette Sweet (Arrived 4:20 p.m.)

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meeting, September 28, 1999; and Closed Session Meeting, September 28, 1999.
- (b) Resolution No. 150-99 authorizing travel for Edmund Ong, Chief Architect, to Los Angeles, California, October 14-17, 1999, to attend the National Design Conference of the American Institute of Architects at a cost not to exceed \$1,300.
- (c) Resolution No. 151-99 authorizing travel for Helen Sause, Deputy Executive Director, Program and Project Management, to Philadelphia, PA, October 16-20, 1999 to attend the NAHRO 1999 National Conference and Exhibition at a cost not to exceed \$1,850.
- (d) Resolution No. 152-99 authorizing James Morales, Executive Director, to travel to Austin, Texas, October 13-16, 1999 to attend the Second Annual San Francisco Chamber of Commerce City Trip at a cost not to exceed \$1,500.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b), (c) AND (d), RESOLUTION NUMBERS 150-99, 151-99 AND 152-99, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (e) Resolution No. 153-99 expressing the Agency's intention to annex territory to Community Facilities District No. 1 (South Beach) and to authorize the levy of special taxes therein; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 153-99 BE ADOPTED

At this time, 4:20 p.m., Ms. Sweet arrived at the meeting.

- (f) Workshop on Schematic Design of Parcel 2 of Block N2; Mission Bay North.

Speakers: Carlos Romero, Mission Housing Development Corporation; Doug Shoemaker, Project Manager; and Linda Sobuta, SMWM, Architects.

- (e) Workshop presentation of the Schematic Design for the development of Parcel EB-2A located at the southeast corner of Third and Mission Street; Yerba Buena Center.

Speakers: Fred Jordan, Developer; Craig Hartman, Skidmore, Owings and Merrill, Architects; Fred Wilson, Architect; Myles Stevens, Architect; Wayne Hu, Development Consultant; Mary Helen Rogers, NAACP/Agape; and Gi Gi Platt.

PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Mary Helen Rogers, NAACP/Agape, spoke regarding matters relating to the Western Addition.

CLOSED SESSION

Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The Agency's negotiators are Olson Lee, Matthew Schwartz, and Sean Spear. Property locations and entities the Agency may negotiate with are:

- (i) Alexander Residence, 230 Eddy Street, Tenderloin, with The Alexander, a limited partnership
- (ii) Antonia Manor, 180 Turk Street, Tenderloin, with Antonia Manor, a limited partnership
- (iii) Jackie Robinson Homes, 1340 Hudson Avenue, Hunters Point Redevelopment Project Area, with Jackie Robinson Apartments, Ltd
- (iv) Maria Manor, 174 Ellis Street, Tenderloin, with Maria Manor, a limited partnership
- (v) Marlton Manor, 240 Jones Street, Tenderloin, with Marlton Manor Associates, a limited partnership
- (vi) Notre Dame Apartments, 1590 Broadway, Russian Hill, with Notre Dame Apartments, a limited partnership

- (vii) Ridgeview Terrace, 140 Cashmere Street, Hunters Point Redevelopment Project Area with Ridgeview Terrace Limited Partnership
- (viii) Thomas Paine Square, 1157 Turk Street, Western Addition Project Area A-2 with Thomas Paine Limited Partnership
- (ix) Vista Del Monte, 49 Gold Mine Drive, formerly Diamond Heights Redevelopment Project Area, with Vista Del Monte, Ltd.

RECESS

It was moved by Mr. Dunlop, seconded by Mr. King, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 5:50 p.m.


RECONVENED

At this time, 6:31 p.m., the meeting reconvened back to the regular session and staff announced that no actions were taken by the Commission required to be reported on pursuant to the Brown Act.

ADJOURNMENT

It was moved by Mr. Dunlop, seconded by Ms. Sweet, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:32 p.m.

Respectfully submitted,


Estelle Crawford
Acting Agency Secretary

APPROVED

November 9, 1999

SAN FRANCISCO REDEVELOPMENT AGENCY

CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.ci.sf.ca.us/sfra

AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE ~~NO~~ COMMISSION MEETING ON
OCTOBER 19, 1999

THE NEXT REGULAR MEETING WILL BE HELD ON
OCTOBER 26, 1999

Prepared and mailed October 13, 1999

DOCUMENTS DEPT.

OCT 14 1999

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
26TH DAY OF OCTOBER, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 26th day of October, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Neli Palma
Ramon Romero

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DEC 02 1999

and the following were absent:

Darshan Singh (Arrived 4:15 p.m.)
Lynette Sweet (Arrived 4:30 p.m.)

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 154-99 authorizing an increased expenditure in an amount not to exceed \$50,000 for down payment and closing cost assistance to moderate-income Certificate Holders at McAllister Mews, Parcel 779B/C; Western Addition A-2 and Citywide Tax Increment Housing Program.
- (b) Resolution No. 155-99 authorizing a Fourth Amendment in an amount not to exceed \$43,000 to the Personal Services Contract with Keyser Marston Associates, Inc. Yerba Buena.
- (c) Resolution No. 156-99 authorizing an extension of Exclusive Negotiations with Mission Housing Development Corporation for the lease and development of the Agency affordable housing parcel known as Parcel 2 of Block N2; Mission Bay North.
- (d) Resolution No. 158-99 authorizing waiver of the Agency's Conflict of Interest provision governing the Agency consultants to permit Simon Martin-Vegue Winkelstein and Moris to work for Lennar/BVHP Partners, LLC; Hunters Point Shipyard.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEMS (a), (b), (c) AND (d), RESOLUTION NUMBERS 154-99, 155-99, 156-99 AND 158-99, BE ADOPTED.

At this time, 4:15 p.m., Mr. Singh arrived at the meeting.

NEW BUSINESS - REGULAR AGENDA

- (e) Resolution No. 157-99 commending and expressing appreciation to Richard T. Kono upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco.

Speakers: Richard T. Kono; Arnold Townsend, Mary Helen Rogers, NAACP; and Steve Nakajo.

At this time, 4:30 p.m., Ms. Sweet arrived at the meeting.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 157-99 BE ADOPTED

- (f) Resolution No. 159-99 conditionally approving the Schematic Design for the proposed mixed-use development on Parcel EB-2A located at the southeast corner of Third and Mission Streets; Yerba Buena Center.

Speakers: Craig Hartman and Leo Chow, Skidmore Owings and Merrill; Fred Jordan and Richard Friedman, Developer; Anita Hill, Yerba Buena Alliance; Shahla Daroud, Elite Reprographics; and Wayne Hu, Development Consultant.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 159-99 BE ADOPTED.

- (g) Resolution No. 160-99 authorizing a Housing Opportunities for Persons with AIDS Supportive Services Agreement in an amount not to exceed \$200,000 with Catholic Charities of the Archdiocese of San Francisco for the HIV Housing Assistance Program.
- (h) Resolution No. 161-99 authorizing a Sixth Amendment to the Housing Opportunities for Persons with AIDS Program Agreement with the San Francisco Housing Authority for the HOPWA Rental Assistance Program in an amount not to exceed \$1,653,009.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. SWEET THAT ITEM (g), RESOLUTION NO. 160-99, BE ADOPTED AND ON ROLL CALL, THE FOLLOWING VOTED "AYE":

Mr. King
Mr. Romero
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

None

AND THE FOLLOWING ABSTAINED:

Mr. Dunlop
Ms. Palma
Ms. Sweet

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. DUNLOP, THAT ITEM (h). RESOLUTION NO. 161-99, BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE::

Mr. Dunlop
Mr. King
Ms. Palma
Mr. Romero
Mr. Singh
Ms. Sweet
Mr. Yee

AND THE FOLLOWING VOTED "NAY":

None

AND THE FOLLOWING ABSTAINED:

None

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

- (i) Resolution No. 162-99 authorizing Personal Services Contracts in a total amount not to exceed \$250,000 with the California Housing Partnership, Community Economics, CSG Advisors, Devine & Gong and the Telesis Corporation, for financial consulting services on an as-needed basis Citywide, as part of the Agency's Housing Preservation Program.

Speakers: Dorothy Peterson, Shoreview Resident Association; and Mary Helen Rogers, NAACP/Agape.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 162-99 BE ADOPTED.

- (j) Resolution No. 163-99 expressing the intent of the Redevelopment Agency of the City and County of San Francisco to issue Multifamily Revenue Bonds or Notes in one or more series to finance residential facilities at 1881-1889 Bush Street (Parcels 674-C&F) for redevelopment purposes in an amount not to exceed \$6,500,000; Western Addition A-2.
- (k) Resolution No. 164-99 authorizing funding in an amount not to exceed \$2,905,555 to the Japanese American Religious Federation Assisted Living Facility, Inc. for the rehabilitation and new construction of 54 residential units at 1881-1889 Bush Street (Parcels 674-C&F); Western Addition A-2.
- (l) Resolution No. 165-99 authorizing a Third Amendment to the Disposition and Development Agreement between the Redevelopment Agency of the City and County of San Francisco and the Japanese American Religious Federation Assisted Living Facility, Inc. for the development of 1881-1889 Bush Street (Parcels 674-C&F); Western Addition A-2.

Speakers - Items (j), (k) and (l): Mary Helen Rogers, NAACP/Agape; and Steve Suzuki, President of the Board, Japanese American Religious Federation Assisted Living Facility, Inc.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (j), RESOLUTION NO. 163-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (k), RESOLUTION NO. 164-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (l), RESOLUTION NO. 165-99, BE ADOPTED.

At this time, 6:30 p.m., Mr. King and Ms. Palma left the meeting.

- (m) Resolution No. 166-99 approving a Fillmore Jazz District Loan Program to encourage small business development, retention, expansion and job creation; Western Addition A-2.

Speaker: Mary Helen Rogers, NAACP/Agape.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 166-99 BE ADOPTED.

At this time, 6:40 p.m., Mr. Singh left the meeting.

- (n) Workshop to present an overview of the City's Environmental Clean-up Program.

Speakers: Sue Cone and Scott Nakamura, Department of Public Health.

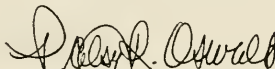
PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Carolyn Diamond, Executive Director, Market Street Association and Mid-Market Project Area Committee gave a status report of the Mid-Market area.

ADJOURNMENT

It was moved by Ms. Sweet, seconded by Mr. Dunlop, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Patsy R. Oswald", written in a cursive style.

Patsy R. Oswald
Agency Secretary

APPROVED

November 23, 1999

SAN FRANCISCO REDEVELOPMENT AGENCY

CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.ci.sf.ca.us/sfra

AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON
NOVEMBER 2, 1999

THE NEXT REGULAR MEETING WILL BE HELD ON
NOVEMBER 9, 1999

Prepared and mailed October 27, 1999

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OCT 28 1999

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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
9TH DAY OF NOVEMBER, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 9th day of November, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Neli Palma
Ramon Romero
Darshan Singh
Lynette Sweet

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and the following was absent:

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None

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

NEW BUSINESS - CONSENT AGENDA

AT THE REQUEST OF A MEMBER OF THE PUBLIC, CONSENT AGENDA ITEM (b) WAS REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A REGULAR ITEM.

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Resolution No. 167-99 authorizing a Fifth Amendment to the Letter Agreement with the Treasure Island Development Authority, increasing the amount of the agreement by \$32,000 and extending the term for eight months to reimburse the Agency for the oversight of environmental remediation activities.
- (c) Resolution No. 169-99 authorizing a Letter Agreement in the amount of \$110,000 with the San Francisco Department of Public Works for Services related to Infrastructure, Engineering and Environmental Remediation; Mission Bay North and Mission Bay South.

ADOPTION: IT WAS MOVED BY MR.DUNLOP, SECONDED BY MR. ROMERO THAT CONSENT AGENDA ITEMS (a) AND (c), RESOLUTION NUMBERS 167-99 AND 169-99, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 168-99 authorizing the waiver of Agency's Conflict of Interest Provision regarding a former Agency employee's working with the owners of four at risk housing developments; as part of the Agency's Housing Preservation Program.

Speaker: Mary Helen Rogers, NAACP/Agape.

RULE OF THE CHAIR: THE PRESIDENT INDICATED THAT, SUBJECT TO THE OBJECTION OF ANY COMMISSIONER, ITEM (b), RESOLUTION NO. 168-99, WOULD BE CONTINUED INDEFINITELY. THERE BEING NO SUCH OBJECTION, IT WAS SO ORDERED.

- (d) Resolution No. 170-99 authorizing a Fifth Amendment to the Messenger Services Contract with On Target Delivery Service to extend the Term for two months through January 31, 2000 and to increase the maximum compensation by \$9,000 for a total of not to exceed \$59,000; and to authorize the issuance of a request for proposals for messenger services.

Speakers: Mary Helen Rogers, NAACP/Agape; and Adolphe Philoxene, On Target Delivery Service

MOTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MS. SWEET, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 170-99 BE REJECTED.

MOTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT STAFF RETURN TO THE COMMISSION PRIOR TO NOVEMBER 30, 1999 WITH A NEGOTIATED CONTRACT WITH ON TARGET DELIVERY SERVICE.

- (e) Resolution No. 171-99 authorizing a budget for the 1999-2000 Fiscal Year for Staff and Operational Support of the Bayview Hunters Point Project Area Committee in an amount not to exceed \$163,587; Bayview Hunters Point Survey Area.

Speaker: Rochelle Frazier, Treasurer, Bayview Hunters Point Project Area Committee.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 171-99 BE ADOPTED.

- (f) Resolution No. 172-99 amending Resolution No. 153-99 and expressing the Agency's intention to annex territory to Community Facilities District No. 1 (South Beach) and to authorize the levy of special taxes therein; Rincon Point-South Beach.
- (g) Resolution No. 173-99 expressing the Agency's intention to annex territory to Community Facilities District No. 1 (South Beach) and to authorize the levy of special taxes therein; Rincon Point-South Beach.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION No. 172-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 173-99, BE ADOPTED.

- (h) Resolution No. 174-99 authorizing an allocation of \$200,000 to fund the Fillmore Jazz District Revolving Loan Program and approving a Loan Program Agreement with Community Bank of the Bay to administer the Loan Program; Western Addition A-2.

Speakers: Mary Helen Rogers, NAACP/Agape; Derf Butler; Michael Vanderhorst; Paula Bradford; and Carmen Johnson, Agape Outreach Center.

MOTION: IT WAS MOVED BY MR. KING, SECONDED MR. SINGH, AND UNANIMOUSLY CARRIED THAT ITEM (h), RESOLUTION NO. 174-99, BE CONTINUED TO THE MEETING OF NOVEMBER 16, 1999.

- (i) Workshop on the proposed design for Rincon Park; Rincon Point - South Beach.

Speakers: Joe Noothar, Development Manager for The Gap; City Sanders, Olin Partnership; and David Osgood, Rincon Point-South Beach Citizens Advisory Committee.

- (j) Resolution No. 175-99 memorializing and commending the contributions of Janet Gabriel Roche to the Redevelopment Agency.

Speaker: Derf Butler.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 175-99 BE ADOPTED.

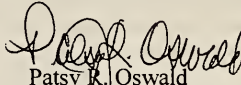
PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS

- (a) Michael Vanderhorst spoke regarding Christmas lighting in the Western Addition A-2, Juneteenth Festival and noted his support for Community Bank of the Bay.
- (b) Harry Jamerson spoke regarding MBE/WBE issues and requested a copy of the Agency's program and a report on its progress.
- (c) Sophie Maxwell expressed appreciation to the Commission for approving the Bayview Hunters Point Project Area Committee 1999-2000 Fiscal Year budget and spoke regarding at-risk housing developments.

ADJOURNMENT

It was moved by Mr. Dunlop, seconded by Ms. Palma, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:30 p.m.

Respectfully submitted,


Patsy K. Oswald
Agency Secretary

APPROVED

November 23, 1999

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
16TH DAY OF NOVEMBER, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 16th day of November, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Ramon Romero
Darshan Singh

and the following were absent:

Neli Palma
Lynette Sweet (Arrived 4:30 p.m.)

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

UNFINISHED BUSINESS

- (a) Resolution No. 174-99 authorizing an allocation of \$200,000 to fund the Fillmore Jazz District Revolving Loan Program and approving a Loan Program Agreement with Community Bank of the Bay to administer the Loan Program; Western Addition A-2.

Speakers: Anette Darnes, Community Bank of the Bay; Mary Helen Rogers, NAACP/Agape; Thomas Campbell Reed; Jim Reuben, Elkor.

Ms. Sweet arrived during the speaker presentations at 4:30 p.m.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 174-99 BE ADOPTED.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meeting, October 12, 1999; Closed Session Meeting, October 12, 1999.

ADOPTION: IT WAS MOVED BY MS. SWEET, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA (a). APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (b) Resolution No. 176-99 a Personal Services Contract with the Columbia Parks Boys and Girls Club in an amount not to exceed \$75,000 to provide Steam Cleaning Services for the sidewalks of Sixth Street and adjacent Streets from December 1, 1999 to November 30, 2000; South of Market.

Speakers: Jerry Clark, South of Market Project Area Committee; Marisa Jaunakais; and Michael Vanderhorst.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 176-99 BE ADOPTED

- (c) Resolution No. 177-99 conditionally approving the Schematic Design for the proposed affordable housing development by Mission Housing Development Corporation on Parcel 2 of Block N2; Mission Bay North.

Speaker: Linda Sobuta, Project Architect.

ADOPTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 177-99 BE ADOPTED.

- (d) Resolution No. 178-99 adopting Local Goals and Policies for Community Facilities Districts.
- (e) Resolution No. 179-99 declaring Declaring the intention to establish Community Facilities District No. 4 (Mission Bay North public improvements) and authorizing the levy of Special Taxes in the district; Mission Bay North.
- (f) Resolution No. 180-99 declaring the intention to incur bonded indebtedness of the proposed Community Facilities District No. 4 (Mission Bay North public improvements); Mission Bay North.
- (g) Resolution 181-99 declaring the intention to establish a Community Facilities District No. 5 (Mission Bay Maintenance District) and authorizing the levy of Special Taxes in the District.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (d), RESOLUTION NO. 178-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (e), RESOLUTION NO. 179-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (f), RESOLUTION NO. 180-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO, AND UNANIMOUSLY CARRIED THAT ITEM (g), RESOLUTION NO. 181-99, BE ADOPTED.

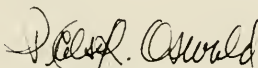
(h) Workshop regarding the development status of Parcel 732-A; Western Addition A-2.

Speakers: Chuck Collins, Fillmore Renaissance Project; and Mary Helen Rogers, NAACP/Agape.

ADJOURNMENT

It was moved by Mr. King, seconded by Mr. Singh, and unanimously carried that the meeting be adjourned. The meeting adjourned at 6:20 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Patsy R. Oswald".

Patsy R. Oswald
Agency Secretary

APPROVED

December 7, 1999

MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
23RD DAY OF NOVEMBER, 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place in the City of San Francisco, California, at 4:00 p.m. on the 23rd day of November, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Leroy King
Neli Palma
Darshan Singh

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DEC 10 1999

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and the following were absent:

Mark Dunlop, Vice President (Arrived 4:25 p.m.)
Ramon Romero
Lynette Sweet

The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

Tom Radulovich, BART Director, spoke regarding Agenda Item (u), a Workshop on the Mid-Market Survey Area.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEMS CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WERE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

- (a) Approval of Minutes: Regular Meetings, October 26 and November 9, 1999.
- (b) Resolution No. 182-99 authorizing Martha Walters, Environmental Projects Coordinator, to attend the US EPA National Brownfields Conference, December 4-8, 1999, in Dallas, Texas.
- (c) Resolution No. 183-99 authorizing the extension of existing Personal Services Contracts with the Agency's panel of independent fee appraisers and appraisal firms from November 26, 1999 to April 26, 2000 for appraisal services on an as-needed basis; All Project Areas.
- (d) Resolution No. 184-99 authorizing a Personal Services Contract with On Target Delivery Service effective December 1, 1999 through November 30, 2002 in an amount not to exceed \$60,000 during the initial 12 month term.

- (e) Resolution No. 185-99 authorizing a Second Amendment to the Regulatory and Grant Agreement with Agape Outreach Center, extending the term to December 31, 1999; Affordable Housing Preservation Program.
- (f) Resolution No. 186-99 authorizing the replacement of the accounting firm of Willis Coleman Associates with Carol Joaquin as Fiscal Agent for the Univista Apartments Resident Capacity Grant, as part of the Agency's Housing Preservation Program.
- (g) Resolution No. 187-99 authorizing the replacement of the accounting firm of Willis Coleman Associates with Carol Joaquin as Fiscal Agent for the Jackie Robinson Gardens Resident Capacity Grant as part of the Agency's Housing Preservation Program. (Resolution No. 187-99)
- (h) Resolution No. 188-99 authorizing the replacement of the accounting firm of Tremelling & Von Rusten, LLP with the San Francisco League of Urban Gardeners as Fiscal Agent for the Shoreview Apartments Resident Capacity Grant, as part of the Agency's Housing Preservation Program.
- (i) Resolution No. 189-99 authorizing the replacement of the accounting firm of Willis Coleman Associates with Carol Joaquin as Fiscal Agent for the Ridgeview Terrace Resident Capacity Grant, as part of the Agency's Housing Preservation Program.
- (j) Resolution No. 190-99 authorizing the replacement of the accounting firm of Willis Coleman Associates with Carol Joaquin as Fiscal Agent for the Marlton Manor Resident Capacity Grant, as part of the Agency's Housing Preservation Program.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, AND CONSENT AGENDA ITEMS (b) THROUGH (j), RESOLUTION NUMBERS 182-99 THROUGH AND INCLUDING RESOLUTION NO. 190-99, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

- (k) Resolution No. 191-99 authorizing a First Amendment to the Disposition and Development Agreement with 1960 Sutter, LLC, to modify the Schedule of Performance for the purchase and development of Parcels 677-C(1) and C(2) located at the north side of Sutter Street between Fillmore and Webster Streets; Western Addition A-2.

At this time, 4:25 p.m., Mr. Dunlop arrived at the meeting.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 191-99 BE ADOPTED

- (l) Resolution No. 192-99 authorizing a Personal Services Contract in an amount not to exceed \$50,000 with Fillmore Jazz Preservation District Merchants' Association to produce the 1999 Fillmore Jazz Preservation District Holiday Celebration; Western Addition A-2.

Speakers: Don Marshall, Fillmore Jazz Preservation District Merchants' Association; Mary Helen Rogers, NAACP/Agape; Essie Collins, Fillmore Merchants Association; Thomas A. Campbell, Jr.; and Carmen Johnson, Agape.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 192-99 BE ADOPTED.

- (m) Resolution No. 193-99 authorizing a Personal Services Contract with Chinatown Community Development Center in an amount not to exceed \$28,000 to market the street cleaning business venture and authorizing a line item transfer of \$28,000 from the Chinatown Economic Development Fund's Marketing line item to the Aesthetics line item; Chinatown Economic Development Program.

- (n) Resolution No. 194-99 authorizing a Personal Services Contract with Maintrain in an amount not to exceed \$58,000 to provide street cleaning services and authorizing a line item transfer of \$36,750 from the Chinatown Economic Development Fund's Loan line item to the Aesthetics line item; Chinatown Economic Development Program.

Speaker: Arnold Chin, Co-Chair, Chinatown Economic Development Group.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (m), RESOLUTION NO. 193-99, BE ADOPTED.

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT ITEM (n), RESOLUTION NO. 194-99, BE ADOPTED.

- (o) Resolution No. 195-99 authorizing a First Amendment to the Affordable Housing Program Loan with Minna Park Housing Partners in an amount not to exceed \$200,000 for the development of 529-539 Minna Street; South of Market/Citywide Tax Increment Housing Program.

Speaker: Jim Berk, South of Market Project Area Committee.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. KING, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 195-99 BE ADOPTED.

- (p) Resolution No. 196-99 authorizing a Master Services Agreement between the Redevelopment Agency of the City and County of San Francisco and the Planning Department of the City and County of San Francisco in an amount not to exceed \$369,784 for work related to existing Redevelopment Project Areas and Survey Areas to be completed in Fiscal Year 1999-2000.

Speaker: Jim Berk, South of Market Project Area Committee.

ADOPTION: IT WAS MOVED BY MR KING, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 196-99 BE ADOPTED.

- (q) Public Hearing to hear all persons interested in the adoption of an Implementation Plan for the Yerba Buena Center Redevelopment Project.

The Public Hearing was opened to hear all persons interested in this matter.

Resolution No. 197-99 adopting an Implementation Plan for the Yerba Buena Center Redevelopment Project; Yerba Buena Center.

Speakers: Jim Berk, Yerba Buena Neighborhood Council; John Elberling, Yerba Buena Consortium; Lg Nguyen, Serving our Youth and Community; and Anita Hill, Yerba Buena Alliance.

There being no further persons wishing to appear in connection with this matter, the Public Hearing was closed.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 197-99 BE ADOPTED.

- (r) Public Hearing to hear all persons interested in the adoption of an Implementation Plan for the South of Market Earthquake Recovery Redevelopment Project.

Resolution No. 198-99 adopting an Implementation Plan for the South of Market Earthquake Recovery Redevelopment Project; South of Market.

The Public Hearing was opened to hear all persons interested in this matter.

Speakers: Jerry Clark, W.L. Warner and Jim Berk, members, South of Market Project Area Committee; Amelita Pascual, SOMA Foundation; and John Elberling.

There being no further persons wishing to appear in connection with this matter, the Public Hearing was closed.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 198-99 BE ADOPTED.

- (s) Public Hearing to hear all persons interested in the adoption of an Implementation Plan for the Golden Gateway Redevelopment Project.

The Public Hearing was opened to hear all persons interested in this matter.

Resolution No. 199-99 adopting an Implementation Plan for the Golden Gateway Redevelopment Project; Golden Gateway.

There being no persons wishing to appear in connection with this matter, the Public Hearing was closed.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. PALMA, AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 199-99 BE ADOPTED.

- (t) Workshop on the South of Market Earthquake Recovery Redevelopment Plan Amendment; South of Market.

Speaker: Jim Berk, South of Market Project Area Committee;

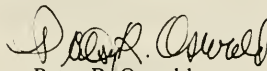
- (u) Workshop on the Mid-Market Survey Area.

Speakers: Ralph Lee and Carolyn Diamond, Co-Chairs, Mid-Market Project Area Committee; Bill Schwart, George Wellman and Jerry Clark, members, Mid-Market Project Area Committee; Brett Gladstone, SPUR; and Peter Albert, BART.

ADJOURNMENT

it was moved by Mr. King, seconded by Ms. Palma, and unanimously carried that the meeting be adjourned. The meeting adjourned at 7:10 p.m.

Respectfully submitted,


Patsy R. Oswald
Agency Secretary

APPROVED

December 7, 1999

SAN FRANCISCO REDEVELOPMENT AGENCY

CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.ci.sf.ca.us/sfra

AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON
NOVEMBER 30, 1999

THE NEXT REGULAR MEETING WILL BE HELD ON
DECEMBER 7, 1999

Prepared and mailed November 24, 1999

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SAN FRANCISCO REDEVELOPMENT AGENCY

CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.ci.sf.ca.us/sfra
LIVE BROADCAST KPOO 89.5 FM

DATE: December 7, 1999
TIME: 4:00 P.M.

A G E N D A

PLEASE NOTE: SHOULD YOU WISH TO ADDRESS THE COMMISSION YOU MUST FILL OUT A "SPEAKERS CARD" (PROVIDED BY THE AGENCY SECRETARY), AND SUBMIT THE COMPLETED CARD TO THE AGENCY SECRETARY. REMARKS ARE LIMITED TO THREE (3) MINUTES, UNLESS AN EXTENSION OF TIME IS GRANTED.

1. Recognition of a Quorum
2. Report on actions taken at previous Closed Session meeting, if any.
3. Matters of Unfinished Business
4. Matters of New Business

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CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Approval of Minutes: Regular Meeting, November 16 and 23, 1999.
- (b) Authorizing a Lease with Toshiba Financial Services and a Maintenance Agreement with American Business Equipment, Inc. for three Model DP 5570 Toshiba copiers in a total amount not to exceed \$35,000 per year for the three-year term. (Resolution No. 200-99)
- (c) Consenting to former Agency employee Patrick Zak's work with the owners of four at risk housing developments as part of the Agency's Housing Preservation Program. (Resolution No. 201-99)
- (d) Amending Resolution No. 91-99 to revise the compensation for certain Local 790 and Local 21 classifications. (Resolution No. 202-99)

Action taken: _____

REGULAR AGENDA

- (e) Approving a panel of outside legal counsel for real estate legal services for three years and authorizing the Executive Director to enter into Legal Services Contracts with those firms and expend funds budgeted for such services in a total amount not to exceed \$250,000 annually, in accordance with Agency contracting practices for use of outside counsel; All Redevelopment Project Areas. (Resolution No. 203-99)

Action taken: _____

- (f) Authorizing the adoption of the "Card Check Neutrality" Policy requiring employers of a hotel and restaurant development to abide by card check procedures for determining employees' preference regarding union representation when the Agency retains a proprietary interest in a hotel or restaurant development; All Redevelopment Project Areas. (Resolution No. 204-99)

Action taken: _____

- (g) Public Hearing to hear all persons interested in the annexation of territory to Community Facilities District No. 1 and the levy of special taxes; Rincon Point-South Beach.
- (h) Annexation of territory to Community Facilities District No. 1 (South Beach), authorizing the levy of special tax and submitting the levy of tax to qualified electors; Rincon Point-South Beach. (Resolution No. 205-99)

Action taken: _____

- (i) Declaring the results of an Annexation Special Election, determining validity of prior proceedings, and directing the recording of Amended Notice of Special Tax Authorization; Rincon Point-South Beach. (Resolution No. 206-99)

Action taken: _____

- (j) Public Hearing to hear all persons interested in adoption of an Implementation Plan for the Rincon Point-South Beach Redevelopment Project Area

Adoption of an Implementation Plan for the Rincon Point-South Beach Redevelopment Project Area; Rincon Point-South Beach. (Resolution No. 207-99)

Action taken: _____

- (k) Public Hearing to hear all persons interested in the adoption of an Implementation Plan for the Western Addition A-2 Redevelopment Project Area

Adoption of an Implementation Plan for the Western Addition A-2 Redevelopment Project Area; Western Addition A-2. (Resolution No. 208-99)

Action taken: _____

- (I) Workshop presentation of responses to the Request for Proposals for the development of Parcel 714-A(2) located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2.
 5. Matters not appearing on Agenda
 6. Persons wishing to address the Members on Non-Agenda, but Agency related matters.
 7. Report of the President
 8. Report of the Executive Director
 9. Commissioners' Questions and Matters
 10. Closed Session
- Pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator with respect to price and terms of payment. The Agency's negotiators are Olsen Lee and Matthew Schwartz. The property is located at 4800 Third Street in the Bayview Hunters Point Survey Area and the entity the Agency may negotiate with is Thomas E. Nix, an individual
11. Adjournment

**SAN FRANCISCO REDEVELOPMENT AGENCY
DISABILITY ACCESS**

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #42 Downtown Loop, #71 Haight/Noriega, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 415-923-6142.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling Patsy Oswald at 415-749-2457 at least 72 hours prior to the meeting/hearing: American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting minutes can be made available by tape or alternative formats.
5. In order to assist the Agency's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Agency to accommodate these individuals.

SAN FRANCISCO REDEVELOPMENT AGENCY

December 7, 1999

The Minutes of this meeting are not available.

SAN FRANCISCO REDEVELOPMENT AGENCY

CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.ci.sf.ca.us/sfra

AGENDA

NOTE: QUESTIONS MAY BE DIRECTED TO PATSY R. OSWALD, AGENCY SECRETARY, AT 749-2457.

THERE WILL BE NO COMMISSION MEETING ON
DECEMBER 14, 1999

THE NEXT REGULAR MEETING WILL BE HELD ON
DECEMBER 21, 1999

Prepared and mailed December 8, 1999

fax rec'd 12/8/99
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MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
21ST DAY OF DECEMBER 1999

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 770 Golden Gate Avenue in the City of San Francisco, California, at 4:00 p.m. on the 21 day of December, 1999, the place and date duly established for holding of such a meeting.

The President called the meeting to order and on roll call the following answered present:

Benny Y. Yee, President
Mark Dunlop, Vice President
Leroy King
Neli Palma
Ramon Romero
Darshan Singh
Lynette Sweet

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and the following was absent:

None

NOV 17 2000

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The President declared that a quorum was present.

James B. Morales, Executive Director, and staff members were also present.

MATTERS OF UNFINISHED BUSINESS

(a)(1) Consideration of taking up an item previously tabled indefinitely, namely, item (a)(2) below related to contracts for outside legal counsel services.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH THAT ITEM (a)(1) NOT BE ADOPTED AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Ms. Palma
Mr. Romero

AND THE FOLLOWING VOTED "NAY"

Mr. King
Mr. Singh
Ms. Sweet
Mr. Yee

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION PASSED.

(a)(2) Resolution No. 209-99 approving a panel of outside legal counsel for Real Estate Legal Services for three years and authorizing the Executive Director to enter into legal services contracts with those firms and to expend funds budgeted for such services in a total amount not to exceed \$250,000 annually, in accordance with Agency contracting practices for use of outside counsel; all redevelopment project areas.

Item (a)(2) could not be considered as the motion to considered it failed. See motion in item (a)(1) above.

NEW BUSINESS - CONSENT AGENDA

THE FOLLOWING ITEM CONSTITUTES A CONSENT AGENDA, IS CONSIDERED TO BE ROUTINE BY THE AGENCY, AND WAS ACTED UPON BY A SINGLE VOTE OF THE COMMISSION.

(a) Approval of Minutes: Regular meeting, December 7; Closed Session Meeting, December 7, 1999.

MOTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. ROMERO THAT CONSENT AGENDA ITEM (a), APPROVAL OF MINUTES, BE ADOPTED.

NEW BUSINESS - REGULAR AGENDA

(b) ELECTION OF OFFICERS

The Agency's By-laws indicate that there shall be an election of officers (President and Vice President) at the last regular or special meeting in December, however, in the event such officers are not elected in December, their election shall be held at any meeting of the Agency, regular or special, during the following months of January and February. Until an election is held, an interim President and Vice President may be elected to hold office until the regular election in January or February. The term is for the calendar year 2000.

MOTION: IT WAS MOVED BY MR. ROMERO, SECONDED BY MS. PALMA AND UNANIMOUSLY CARRIED THAT MR. DUNLOP BE ELECTED PRESIDENT.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP AND UNANIMOUSLY CARRIED THAT THE ELECTION OF VICE PRESIDENT BE CONTINUED TO JANUARY.

ADDING AN ITEM TO THE AGENDA

The following item is proposed to be added to the Agenda .

Commending and expressing appreciation to Frances O Yee for her services upon the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco.

This resolution is purely commendatory and can be added to the agenda if at least five commissioners vote to do so.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH AND UNANIMOUSLY CARRIED THAT COMMENDING RESOLUTION NO. 228-99 FOR FRANCES O. YEE BE ADDED TO THE AGENDA.

Resolution No. 228-99 commending and expressing appreciation to Frances O. Yee for her service upon the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco.

Speaker: Frances O. Yee

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 228-99 BE ADOPTED.

(c) Resolution No. 210-99 commending and expressing appreciation to Estelle Crawford for her service upon the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco.

Speaker: Estelle Crawford.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP AND UNANIMOUSLY CARRIED THAT RESOLUTION NO 210-99 BE ADOPTED.

(d) Resolution No. 211-99 commending and expressing appreciation to Patsy R. Oswald for her service upon the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco.

Speaker: Patsy Oswald

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. ROMERO AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 211-99 BE ADOPTED.

The following speakers spoke to the commending resolutions: All Commissioners, Mary Roger and Cheryl Towns.

At this time 4:45 Ms. Sweet left the meeting.

Items (e) through (p) are related to Community Facilities Districts No. 4 and No. 5; Mission Bay North and South.

(e) Resolution No. 212-99 approving a Park Maintenance Agreement between the Agency and the Regents of the University of California; Mission Bay South.

ADOPTION: IT WAS MOVED BY MR. KING SECONDED BY MS. PALMA AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 212-99 BE ADOPTED.

(f) Public Hearing to hear all persons interested in the formation of Community Facilities District No. 4 and the levy of special taxes; Mission Bay North.

Before the hearing was opened, the President asked if there were any property owners within the boundaries of the District who wished to file a written protest?

No persons appeared before the Commission.

The Public Hearing was opened to hear all interested persons for and against this matter.

The Commission acknowledged that County Assessors Parcels 3940-01 and 3992-03 are eliminated from the boundaries of the District.

There being no persons wishing to appear in connection with this matter, the Public Hearing was closed.

(g) Resolution No. 213-99 forming Community Facilities District No. 4 (Mission Bay North Public Improvements) and authorizing the levy of special tax within the District and preliminarily establishing an appropriations limit for the District: Mission Bay North.

ADOPTION: IT WAS MOVED BY MR. KING SECONDED BY MS. PALMA AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 213-99 BE ADOPTED.

(h) Resolution No. 214-99 determining the necessity to incur bonded indebtedness within Community Facilities District No. 4 (Mission Bay North Public Improvements); Mission Bay North.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. PALMA AND UNANIMOUSLY CARRIED THAT RESOLUTION NO 214-99 BE ADOPTED.

(i) Resolution No. 215-99 calling a Special Election in Community Facilities District No. 4 (Mission Bay North Public Improvements); Mission Bay North.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MS. PALMA AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 215-99 BE ADOPTED.

At this time the Secretary of the Agency received the ballots for this election and opened and counted the ballots. The Secretary announced the results as 31 of the qualified landowner votes were cast as yes votes. The Secretary completed the official Canvas and Statement of Result of Election and submitted the official results to the Commission.

(j) Resolution No. 216-99 declaring results of the Special Election in Community Facilities District No. 4 (Mission Bay North Public Improvements) and recording notice of special tax lien; Mission Bay North.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 216-99 BE ADOPTED.

(k) Ordinance No. 1-99 (first reading) adopting a Redevelopment Ordinance levying special taxes within Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 4 (Mission Bay North Public Improvements); Mission Bay North.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING AN UNANIMOUSLY CARRIED THAT ORDINANCE NO. 1-99 FIRST READING BE APPROVED.

(l) Public Hearing to hear all persons interested in the formation of Community Facilities District No. 5 and the levy of special taxes; Mission Bay North and South.

Before the hearing was opened the President asked if there were any property owners in the boundaries of the District who wished to file a written protest.

No persons appeared before the Commission.

The public hearing was opened to hear all interested persons for and against this item.

The Commission acknowledged that County Assessors Parcels 3940-01 and 3992-03 will be eliminated from the boundaries of the District.

There being no persons wishing to appear in connection with this matter, the President declared the public hearing closed.

(m) Resolution No. 217-99 forming Community Facilities District No. 5 (Mission Bay Maintenance District) and authorizing the levy of a special tax within the district and preliminarily establishing an appropriations limit for the District; Mission Bay North and South.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 217-99 BE ADOPTED.

(n) Resolution No. 218-99 calling a Special Election in Community Facilities District No. 5 (Mission Bay Maintenance District); Mission Bay North and South.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MS. PALMA AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 218-99 BE ADOPTED.

At this time the Secretary of the Agency received the ballots for this election and opened and counted the ballots. The Secretary announced the results as 132 of the qualified landowner votes were cast as yes votes. The Secretary completed the official Canvas and Statement of Result of Election and submitted the official results to the Commission.

(o) Resolution No. 219-99 declaring results of the Special Election in Community Facilities District No. 5 (Mission Bay Maintenance District); Mission Bay North and South.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 219-99 BE ADOPTED.

(p) Ordinance No. 2-99 (first reading) adopting a Redevelopment Ordinance levying special taxes within the Redevelopment Agency of the City and County of San Francisco Community Facilities District No. 5 (Mission Bay Maintenance District); Mission Bay North and South.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING AN UNANIMOUSLY CARRIED THAT ORDINANCE NO. 2-99 FIRST READING BE APPROVED.

This ends the items related to Community Facilities Districts No. 4 and No. 5; Mission Bay North and South.

(q) Resolution No. 220-99 authorizing a Personal Services Contract in a an amount not to exceed \$164,969 with Agape Outreach Center for expansion of services under the Agency's Housing Preservation Program.

Speaker: Mary Rogers.

ADOPTION: IT WAS MOVED BY MR. DUNLOP AND SECONDED BY MS. PALMA AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 220-99 BE ADOPTED.

(r) Resolution No. 221-99 authorizing a Third Amendment to the Personal Services Contract with the Market Street Association in an amount not to exceed \$56,930 for administrative and community outreach services in support of the Mid Market Project Area Committee; Mid Market Survey Area.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. ROMERO AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 221-99 BE ADOPTED.

(s) Resolution No. 222-99 authorizing a Personal Services Contract with Economic Research Associates, in an amount not to exceed \$70,000, to conduct a Chinatown Community and Visitor Center Feasibility Study and San Francisco Chinatown Economic Climate Study; Chinatown Economic Development Program.

Speakers: Arnold Chin, Dr. Justin Lee.

MOTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. DUNLOP THAT RESOLUTION NO. 222-99 BE CONTINUED TO THE FIRST MEETING IN JANUARY AND ON ROLL CALL THE FOLLOWING VOTED "AYE":

Mr. Dunlop
Mr. King
Ms. Palma
Mr. Romero
Mr. Singh
Mr. Yee

AND THE FOLLOWING VOTED 'NAY'"

NONE

AND THE FOLLOWING ABSTAINED:

NONE

THE PRESIDENT THEREUPON DECLARED THAT THE MOTION CARRIED.

(t) Resolution No. 223-99 authorizing a Fourth Amendment to the Personal Services Contract with Geomatrix Consultants, Inc. in an amount not to exceed \$35,000 for Professional Environmental Consultant Services as part of the field investigation of the Brownfields Pilot Project; South Bayshore Survey Area.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 223-99 BE ADOPTED.

(u) Resolution No. 224-99 authorizing an Owner Participation Agreement with Gentium Homes Van Ness, LLC for the development of 851 Van Ness Avenue; Western Addition A-2.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 224-99 BE ADOPTED.

(v) Resolution No. 225-99 conditionally approving the Basic Concept Design for the proposed mixed-use development at 851 Van Ness Avenue, by Gentium Homes Van Ness, LLC; Western Addition A-2.

Speaker: Thomas Campbell.

ADOPTION: IT WAS MOVED BY MR. KING, SECONDED BY MR. SINGH AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 225-99 BE ADOPTED.

(w) Public Hearing to hear all persons interested in adoption of an Implementation Plan for the Hunters Point Redevelopment Project Area.

The Public Hearing was opened to hear all persons interested in this matter.

Resolution No. 226-99 adoption of an Implementation Plan for the Hunters Point Redevelopment Project Area; Hunters Point.

There being no persons wishing to appear in connection with this matter, the Public Hearing was closed.

ADOPTION: IT WAS MOVED BY MR. DUNLOP, SECONDED BY MR. KING AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 226-99 BE ADOPTED.

(x) Public Hearing to hear all persons interested in adoption of an Implementation Plan for India Basin Industrial Park Redevelopment Project Area.

The Public Hearing was opened to hear all persons interested in this matter.

Resolution No. 227-99 adoption of an Implementation Plan for the India Basin Industrial Park Redevelopment Project Area.

There being no persons wishing to appear in connection with this matter, the Public Hearing was closed.

ADOPTION: IT WAS MOVED BY MS. PALMA, SECONDED BY MR. DUNLOP AND UNANIMOUSLY CARRIED THAT RESOLUTION NO. 227-99 BE ADOPTED.

(y) Status report on the planning efforts for the Bayview Hunters Point Redevelopment Survey Area.

At this time, President Yee handed the gavel to Mr. Dunlop who was elected President for the calendar year 2000.

CLOSED SESSION

Pursuant to Government Code Section 54957 on personnel with respect to the position of Agency Secretary.

RECESS

It was moved by Mr. Yee, seconded by Ms. Palma, and unanimously carried that the meeting be recessed to a Closed Session. The meeting recessed at 7:05 p.m.

RECONVENED

At this time, 8:02 p.m., the meeting reconvened back to the regular session and Bertha Ontiveros, Acting Agency General Counsel, announced that the Commission appointed Erwin Tanjuaquio to the position of Agency Secretary.

ADJOURNMENT

It was moved by Mr. King, seconded by Ms. Palma, and unanimously carried that the meeting be adjourned. The meeting adjourned at 8:05 p.m.

Respectfully submitted,

Patsy R. Oswald
Agency Secretary

APPROVED

January 25, 2000

